

COUNCIL INFORMATION PACKAGE

Date: July 16, 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.	

Memo

To: Mayor Burton and Members of Council
From: William Short, Town Clerk
CC: Jane Clohecy, CAO
Sheryl Ayres, Commissioner, Corporate Services
Date: July 16, 2025
Subject: Municipal Clearance for Liquor Sales Licence

The following requests for comment regarding Municipal Clearances for liquor sales licences were received and circulated by the Clerk's department from June 25 to July 16, 2025, for the following establishments:

- Chipotle Mexican Grill
- Oakville Estates Retirement Residence



William Short

Town Clerk

NOVÆ RES URBIS

GREATER TORONTO & HAMILTON AREA

WEDNESDAY,
JULY 9, 2025

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No. 28

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Collaboration Needed to Reimagine Faith-Based Assets Amid Shrinking Congregations, Housing Shortage

■ PEEL REGION WORKING TO MODERNIZE INFRASTRUCTURE FUNDING MODEL AMID HOMEBUILDING CRISIS

LEAP OF FAITH

Matt Durnan

The **Region of Peel** is taking a bold step to address housing need in its three municipalities, by creating a new model for infrastructure funding that will have a direct impact on bringing more housing to the region, more quickly.

At its June 26 meeting, Peel regional council approved a motion to both defer and cut development charges by 50 per cent for all new residential units in Peel, starting on July 10, a move that is largely dependent on anticipated financial support in the form of grant funding from both the provincial and federal governments.

The new infrastructure funding model will defer development charges without interest on new residential developments in Peel Region until the first occupancy permit is issued, reducing the upfront

costs for builders. Development charges (DCs) will also be temporarily reduced by 50 per cent for new residential units until November 13, 2026, to be funded by grants-in-lieu until the provincial and federal governments provide funding.

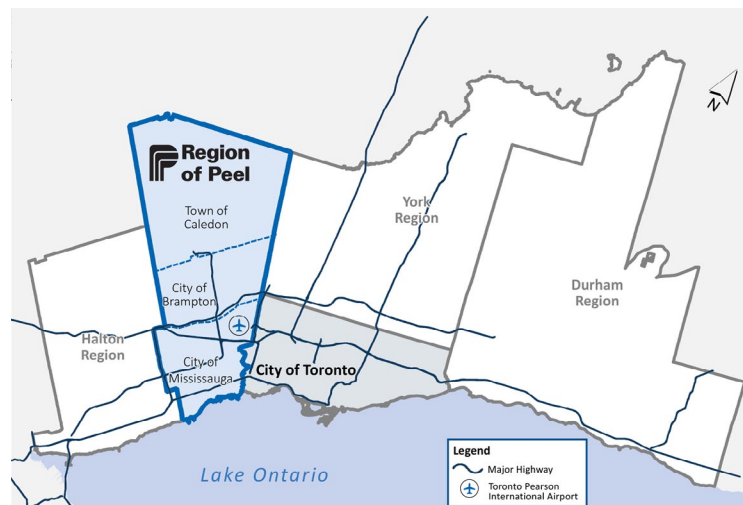
“It’s become clear that municipalities can’t keep funding the bills on just municipal tax for everything

that we own. In 1988, at the municipal level, all across Canada, municipally and regionally, we were responsible for getting four per cent of all the taxes of Canadians, and we’re up to about 10 per cent now, and we’ve never been worse off,” Region of Peel chair **Nando Iannicca** told *NRU*.

“This is the fundamental point. We own 65 per cent of

the stuff, whether it is roads or bridges, water and wastewater systems, libraries, community halls. We own 60 to 65 per

CONTINUED PAGE 10 ■



Map showing Halton, Peel, York, and Durham regions, and the city of Toronto. At its June 26 meeting, Peel regional council voted to adopt a new infrastructure funding model for new residential developments. The new model defers development charges (DCs) for new residential developments and cuts them by 50 per cent until November 13, 2026 in an effort to get more shovels in the ground on housing projects proposed in areas without servicing. The Region has proceeded with this model based on the understanding that it will be reimbursed for the value of the DC reductions by the provincial and federal governments. Peel is eager to get stalled projects, particularly in North Brampton and in Caledon, moving and new housing built to fulfill its housing targets of 400,000 new units by 2031.

SOURCE: PEEL REGION

UPCOMING DATES

JULY

- 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.
- Uxbridge Council, 10:00 a.m.
- 15 Aurora Council, 7:00 p.m.—
CANCELLED
- Burlington Council, 9:30 a.m.
- Caledon Planning &
Development Committee—
Public Meeting, 7:00 p.m.
- 16 Hamilton Council, 9:30 a.m.
- 22 East Gwillimbury Committee of
the Whole Council, 10:00 a.m.
- East Gwillimbury Council,
2:00 p.m.
- 24 East Gwillimbury Committee of
the Whole Council, 2:00 p.m.
- East Gwillimbury Council,
6:00 p.m.
- 28 Brock Council, 10:00 a.m.
- 29 Hamilton Planning Committee,
9:30 a.m.
- 30 Georgina Public Planning
Meeting, 7:00 p.m.



■ PROVINCE MOVES TO ACCELERATE MASS TIMBER CONSTRUCTION AND RESEARCH IN ONTARIO

KNOCKING ON WOOD



Lana Hall

A provincial strategy designed to increase the manufacturing and use of made-in-Ontario wood building products could speed up housing development, improve sustainability, and reduce reliance on imported wood products, say some in the construction industry.

On June 26, the **Province of Ontario** announced its new ‘Advanced Wood Construction Plan,’ which will see funding and support allocated towards local companies and institutions working in the wood products sector.

In a statement, the Province said the strategy would help build more homes and “create a more resilient forestry sector in response to U.S. tariffs by attracting investment, increasing revenues and providing economic opportunities that create and sustain local jobs.”

As part of the strategy, the province has allocated over \$13-million to wood

product manufacturers and organizations that undertake related research and education. This includes \$8-million to **Element5**, Ontario’s first fully-automated manufacturer of cross-laminated timber, \$3-million for wood-based construction research and training led by organizations such as the **Canadian Wood Council** and the **Canadian Wood Construction Research Network**, and \$1.5-million towards the construction of educational buildings at **George Brown College** and the **University of Toronto** that incorporate mass timber into their design.

Mass timber is generally considered to be a lower-carbon construction material

than concrete or steel, and can be pre-fabricated off-site and assembled on location for more efficiency.

In 2015, the Province of Ontario amended its building code to permit the development of six-storey mass timber structures, and in January of this year, announced the code would permit mass timber buildings of up to 18 storeys. But despite these allowances, mass timber construction hasn’t had quite the take-up its proponents were hoping for, according to **West End Homebuilders Association** (WE HBA) CEO **Mike Collins-Williams**. In a previous interview with **NRU**, he said part of this lacklustre take-up is caused by supply problems.

CONTINUED PAGE 3 ■

There’s been a chicken-and-an-egg situation in which there was lack of folks building mass timber, so you didn’t have the supply chain existing because there was a lack of demand.

- Mike Collins-Williams

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KNOCKING ON WOOD

■ CONTINUED FROM PAGE 2

“There’s been a chicken-and-an-egg situation in which there was lack of folks building mass timber, so you didn’t have the supply chain existing because there was a lack of demand,” Collins-Williams said. “But then on the other side, you had a lack of supply chain, meaning those that were potentially interested in building the product couldn’t get the product.”

As it stands, some early Canadian adopters of mass timber structures have had to import material from as far away as Austria. The investment in local mass timber production will hopefully change that, allowing for more activity in the mass timber construction space, says

University of Toronto **Mass Timber Institute (MTI)** executive director **Rasoul Yousefpour**. The MTI, which leads cross-sectoral partnerships to advance mass timber research, education, development, and export, will receive more than \$300,000 as part of the provincial action plan. The allocation is intended to support the MTI’s research into methods of using “underutilized wood” and wood-based modular housing development.

“If we ship it from Austria or elsewhere, I’m not sure we are getting the full economic and environmental benefits,” Yousefpour tells *NRU*. “We are in historical times, and we need to accelerate the use of wood

and mass timber in Ontario’s construction sector ... and it’s not just one person’s job.”

Part of the problem, says Yousefpour, is that while Ontario is home to many tree species, many of them, such as red pine, are considered to be of low-grade material for construction purposes. In Canada, there are regulatory limitations to building with red pine, although it is permitted to be used in mass timber production in the United States. Such discrepancies, says, Yousefpour, could be solved with more up-to-date research and development. The MTI is undertaking a research project to determine whether red pine could be treated in such a way that it could meet requirements for mass timber construction in Canada.

Calling advanced wood construction “a technology whose time has truly come,” Canadian Wood Council executive director **Steven**

Street said the provincial investment will provide high-quality jobs and help deliver urgently-needed housing supply.

“This is about solving today’s challenges while laying the groundwork for long-term economic growth—with industrialized wood construction driving that transformation forward,” Street said in a statement. 🌱

Rendering of the 10-storey residential building proposed for the site at 1113-1125 Dundas Street West in Toronto. Once completed, the 94-unit purpose-built rental building be the first mass timber project to be developed on a City-owned site. With its newly-released “Advanced Wood Construction Action Plan,” the Province of Ontario is allocating over \$13-million to Ontario wood manufacturers and organizations to support further research on mass timber construction and education. This investment, say stakeholders, could help build more mass timber projects similar to this one in Ontario faster and more affordably.

SOURCE: CITY OF TORONTO
ARCHITECT: BROOK MCILROY



TYING IT ALL TOGETHER



Matt Durnan

The City of Pickering is in the midst of establishing a new land use planning framework for a large vacant area in the city's northeast that will see it develop into a new complete community over the next 30 years, accommodating a range of housing types, employment, and retail uses, while tying into the overarching planning vision for this area of Durham Region.

At its June 9 meeting, Pickering planning and development committee received a report on the Northeast Pickering secondary plan land use concepts and preferred land use plan, which once finalized will guide growth in the roughly 1,600-hectare area in Pickering's northeast over the next 30 years.

"In June of 2021, council directed staff to kickstart work on the Northeast Pickering secondary plan, in anticipation of the Region of Durham's new 'Envision Durham' official plan," City of Pickering director of development Kyle Bentley told NRU.

"That official plan was adopted by Durham regional council in September of 2024, and approved by the Province in December of 2024, and allowed for the urban boundary

expansion for Northeast Pickering."

The lands that make up the Northeast Pickering secondary plan area are largely vacant agricultural lands that are bounded by Highway 7/Sixth Concession Road to the south, Lake Ridge Road to the east, which borders the town of Whitby, Eighth Concession Road to the north, and Westney Road to the west. Highway 407 bisects the area from east

to west through the southern portion of the secondary plan area.

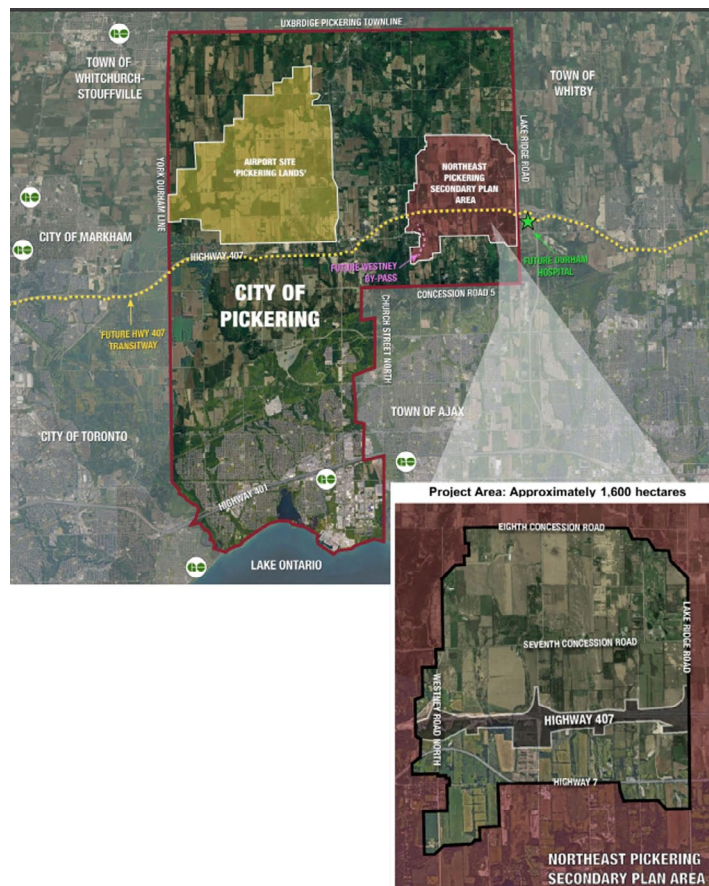
In November of 2022, as part of the Envision Durham municipal comprehensive review (MCR), 1,195 hectares of land within the Northeast Pickering area were recommended for inclusion in the Region's urban boundary through a settlement area boundary expansion.

The Envision Durham

growth management study anticipated that the Northeast Pickering area could accommodate as many as 44,910 residents and 4,315 jobs in the future, on lands designated as "Community Area", plus an additional 6,600 jobs in a designated Employment Area.

The Northeast Pickering secondary plan area is being envisioned as the site of a complete community that will bring innovative approaches to people-centred design and sustainability, while being a multi-generational, economically-diverse community with walkable neighbourhoods and vibrant

CONTINUED PAGE 5



Aerial images showing the City of Pickering as a whole, and the location of the Northeast Pickering secondary plan area (inset). The City of Pickering is currently in the midst of creating a new secondary plan for the roughly 1,600-hectare area in the city's northeast. The secondary plan area consists mostly of vacant agricultural land and borders the Town of Whitby to the east, and is bisected by Highway 407 in the southern portion of the area. The Northeast Pickering secondary plan area is projected to accommodate nearly 45,000 residents once built out, along with 4,315 jobs in areas designated as "Community Area", and another 6,600 jobs in areas designated as "Employment Area".

SOURCE: CITY OF PICKERING

TYING IT ALL TOGETHER

■ CONTINUED FROM PAGE 4

public spaces.

“These lands have always been part of the ‘Whitebelt’ which is an area that makes the most sense for this type of development,” City of Pickering director of economic development and strategic projects **Fiaz Jadoon** told *NRU*.

While the planning vision for Northeast Pickering makes note of the need to create complete communities, there is also a keen eye towards creating a new employment area for Pickering, with a focus on manufacturing and ancillary uses.

“We’re looking at a balanced approach to employment and commercial uses and looking at lessons learned from other communities,” said Jadoon. “We started our journey on our employment lands in the Seaton community [through the Central Pickering Development Plan, 2006] and we’re almost out of employment lands in that community.”

On the housing front, the Northeast Pickering secondary plan area is would include a variety of housing options, densities, and levels of affordability, with a unit-type mix of mostly low and medium-density housing,

accommodating nearly 45,000 residents.

Central to the planning for the Northeast Pickering area is the presence of Highway 407, which bisects the entire area from east to west. However, in the absence of an interchange in the area, the highway offers little as a means of transportation for future residents of Northeast Pickering.

Pickering staff have been in conversation with the **Ministry of Transportation** (MTO) on the potential for a

new Highway 407 interchange within the Northeast Pickering area.

“Through our transportation work, there were a number of options for different interchanges, and so one of them will be moving forward. And that will come through further discussions with MTO,” **SGL Planning and Design** principal and head of urban design **Catherine Jay** told *NRU*.

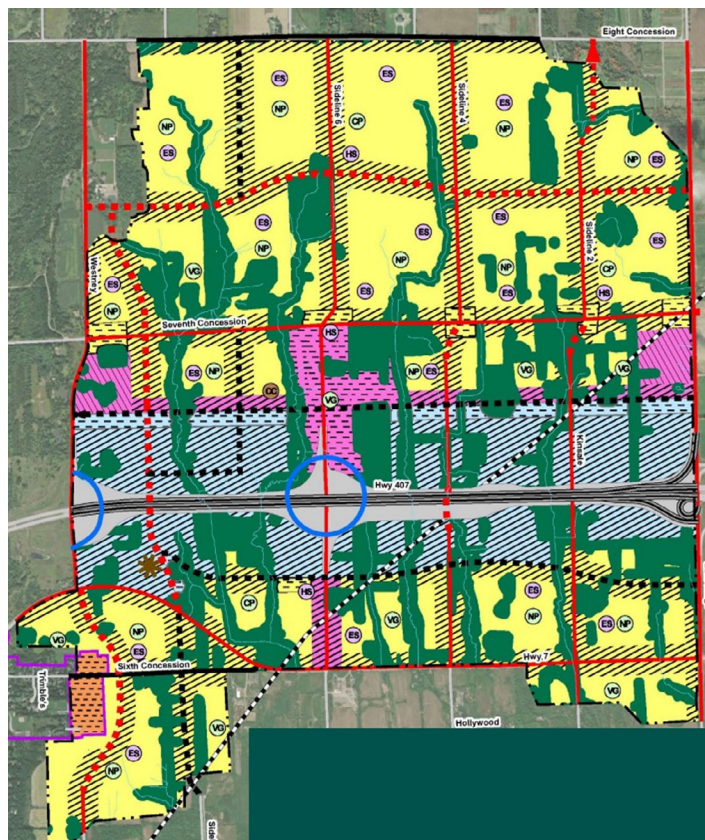
“My understanding has always been that at least one more interchange has always been contemplated in this area, so it’s working with the MTO to confirm that it will move forward. And one of the big points is to not only serve the employment lands, but also for access to this community.”

While the secondary plan

work focuses specifically on how this area of Pickering will take shape and grow into a new community in the coming decades, there is another layer to the planning process that takes into account how this community will fit into the larger picture of Durham Region’s plans, given its close proximity to both Whitby to the east and Ajax to the south.

A new Durham Region hospital is being planned for a site at the corner of Highway 407 and Lake Ridge Road in Whitby, which will one day serve Northeast Pickering residents, so planners on the project team are taking care to ensure that the neighbouring

■ CONTINUED PAGE 6



Preliminary preferred land use concept for the Northeast Pickering secondary plan area. City of Pickering is currently in the public consultation stage for the new secondary plan, which encompasses a roughly 1,600-hectare area in Pickering’s northeast. The areas shaded yellow in the image represent low-density residential areas, while the yellow areas with black diagonal lines represent medium-density residential proposed along the area’s planned arterial roads. Areas shaded purple represent local nodes (including community nodes, regional centres, and mixed corridors). The areas of the image shaded light blue with diagonal lines represents prestige employment areas that would accommodate heavier uses, like manufacturing, while the light blue areas with perforated horizontal lines represent business areas that would accommodate commercial and office uses not permitted in prestige employment areas. The small circles dispersed throughout the area represent elementary schools (ES), high schools (HS), neighbourhood parks (NP), community parks (CP), and community centres (CC).

SOURCE: CITY OF PICKERING

TYING IT ALL TOGETHER

CONTINUED FROM PAGE 5

municipalities grow in a coordinated manner.

“SGL is actually working on the Whitby official plan as well, so this has been very easy for us to coordinate. Particularly, there are a couple of roads that are coming through the Whitby OP [official plan], and they’re moving a little bit ahead of where Pickering is with their planning, so it’s just ensuring that those roads are lining up well and coordinating with those land uses in Whitby as

well,” said Jay.

“This can be a livable community in Northeast Pickering with the medium-density housing. And when you put this all together, it’s not just the road system that’s in the plan, but the road system it connects to. It’s the services, the community facilities. With the density that’s planned, there are quite a number of schools and parks, and they’re distributed with this idea of creating neighbourhoods throughout

the plan area. So this becomes a balancing act of what this whole area can accommodate and what makes sense.”

Overall, the Northeast Pickering secondary plan is in close alignment with the Envision Durham official plan for the area with respect to the population and job densities it will accommodate, while adding in more details of what the central focal points and neighbourhood hubs will look like on the ground floor.

“The City of Pickering held public information centre three on June 18. Currently staff are gathering comments from agencies and the public on the preliminary land use concept plan,” Pickering special projects senior project manager **Zahrah**

Khan told *NRU*.

“Staff anticipate receiving the draft secondary plan policies and preferred land use concept plan in mid-July from SGL. Following a circulation period, a statutory public meeting is anticipated in fall of 2025.” 🌱

BLOOR STREET

East

COURTICE, ONTARIO

6MIN DRIVE

3MIN DRIVE

±3.9 ACRES OF INFILL RESIDENTIAL DEVELOPMENT LAND

CBRE's Land Services Group is pleased to offer for sale approximately 3.9 acres located on the south side of Bloor St E, east of Townline Rd S within the community of Courtice. The site represents an exciting opportunity for infill residential development land, situated within a stable neighbourhood with a variety of amenities, schools, parks and services.

Located within the Bayview (Southwest Courtice) Secondary Plan area, the property is designated High Density Residential / Mixed Use which allows for the development of apartment buildings and buildings with commercial uses located on the ground floor with apartment units above. The minimum and maximum building heights within this designation are 7 and 12 storeys, respectively, and the minimum density is 48 units per acre (120 units per hectare).

The offering represents an exciting opportunity to develop within a growing community of Clarington and to help better connect the existing neighbourhoods with new and needed housing stock.

OFFERS DUE: WEDNESDAY, JULY 30, 2025 BY 12PM (EST)

VIEW BROCHURE & CA

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ON THE ALTAR OF POSSIBILITY



Lana Hall

As religious congregations across Canada dwindle in size and older church buildings become increasingly costly to maintain, the city-building sector must make it easier for faith-based assets to undergo adaptive re-use or intensification, says a new report released by the **Canadian Urban Institute** (CUI). The alternative, say the report authors, is losing thousands of square feet of space often used by religious organizations to provide vital social and community services for their neighbourhoods.

In its report “Sacred Spaces, Civic Value: Making the Case for the Future of Faith-Based Assets,” CUI points to a 2019 study by **National Trust For Canada**, which determined that shrinking congregations and the financial challenges of maintaining aging buildings could result in one-third of Canada’s 27,000 churches and faith-based spaces closing within the next decade.

Many of these spaces

provide more than just religious services to their communities; they’re often vital hubs for childcare, cultural events, food banks, and more. Many of them also serve as architectural landmarks.

To preserve these spaces as critical community infrastructure, religious leaders and the private sector must collaboratively investigate whether reinvestment, shared governance, and adaptive reuse

could transform these faith-based spaces into affordable housing, educational centres, or mixed-use spaces that serve the broader public, says the report.

“It’s not only about the built form, which many people recognize as being a part of their neighbourhood, but it’s also about acknowledging that these spaces have served communities for generations,” says CUI managing director of

CONTINUED PAGE 8 ■

Rendering of a redevelopment project involving St. Monica’s Roman Catholic Church in midtown Toronto. The redevelopment will see a smaller place of worship built and integrated into a larger development that includes a residential tower. As many churches see their congregations diminish in size and the costs of maintaining aging church buildings increase, thousands of faith-based spaces in Canada are at risk of shuttering altogether, says a new report from the Canadian Urban Institute. One solution is to make it easier for religious organizations to remain on-site by reimagining these faith-based assets as mixed-use sites that continue to serve congregants while also benefiting the broader public.

SOURCE: CANADIAN URBAN INSTITUTE
ARCHITECT: KPMB ARCHITECTS



ON THE ALTAR OF POSSIBILITY

■ CONTINUED FROM PAGE 7

programs, planning and policy
Jennifer Barrett.

“And the loss of those spaces will not be easily replaced; both the physical space but also the cost of those spaces, which are often discounted because they’re being offered by a church, which has tax exemption.”

According to the CUI report, faith-based spaces make up more than 450 million square feet of space across Canada.

Out of necessity, some religious organizations have already been exploring the idea of adapting or converting their properties for a mix of uses. In Toronto, the **Donway Covenant United Church (DWUC)** partnered with non-profit developer **Options For Homes** to propose a redevelopment for its 1.0-hectare site on the Donway West. The proposal calls for the church and three adjacent low-rise buildings used for community programming

to be demolished, and replaced by a six-storey mixed-use building that integrates 271 new residential units and a smaller, more modern worship space into the ground floor. In a previous interview regarding the DWUC redevelopment, Options For Homes then-CEO **Heather Tremain** told *NRU* the partnership with the church allowed Options For Homes to acquire property while supporting a religious community that desperately needed to use its land more efficiently.

“That’s a very big challenge for churches in general right now,” said Tremain at the time. “This allows that congregation

to stay in that neighbourhood in a meaningful way that maybe it wouldn’t be able to do otherwise. The church runs a number of community-based programs out of their facility, so those will be able to continue.”

In Pickering, **Kindred Works**, an organization that manages land on behalf of the **United Church of Canada**, requested a zoning by-law amendment to add residential space to a church site at 1066 Dunbarton Road, home to the Dunbarton-Fairport United Church. In that project, the church will remain in situ, while the adjacent surface parking lot will be demolished to make way for 41 rental dwelling units. At a **City of Pickering** planning and development committee meeting, Kindred Works development manager and senior planner **Carly Forrester** told the committee the redevelopment would

permit the church to maintain its place of worship, while better utilizing the land to serve the community — something that might not happen, should the site be sold to a commercial developer.

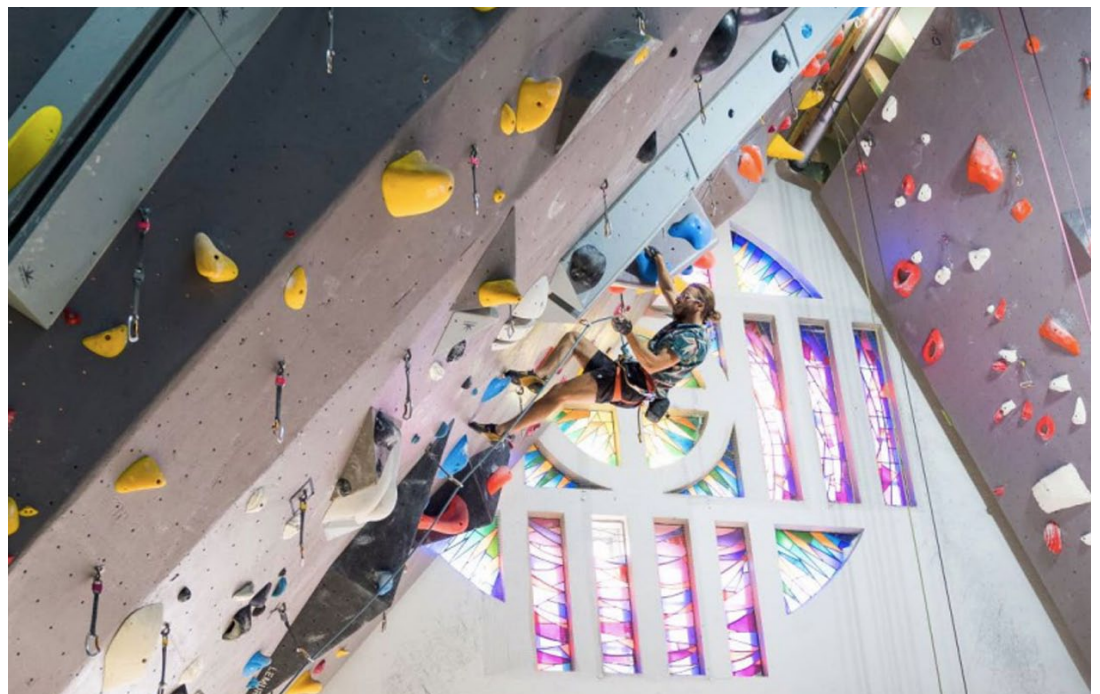
“...This development is needed for the retention and remaining use of the church,” she said. “Without a development such as this, it is likely to close and be sold off to the highest bidder.”

Other adaptive re-use projects involving church sites have focused on filling cultural and community needs. In Old Quebec City, Quebec’s contemporary **Maison de la Littérature** is housed in the former Wesley Methodist Temple. The 19th century Neo-Gothic building now contains a public library and cafe that hosts a variety of programming throughout the year, including

CONTINUED PAGE 9 ■

Image of a climbing gym built into the interior of a transformed Gothic Revival-style church known as Eglise Christ-Roi in Sherbrooke Quebec. Despite shrinking congregations, says a report by the Canadian Urban Institute, churches often provide critical community infrastructure through programs such as childcare, food banks, recreation or other social services.

SOURCE: VERTIGE ESCALADE



ON THE ALTAR OF POSSIBILITY

■ CONTINUED FROM PAGE 8

creative studios, a stage, comic book workshops and a writing residency. In Sherbrooke Quebec, a private company transformed the Gothic Revival-style church known as Église Christ-Roi into a climbing gym.

But redevelopments like this are not always simple, warn the CUI report authors. Many older churches require costly repairs and upgrades to support new uses, and may require a more complex adaptive re-use approach due to heritage or craftsmanship considerations. Church leadership, while perhaps well-intentioned, may also lack the planning and development expertise to undertake re-visioning of a site and navigation of land-use policy or planning approval processes. They may also lack the funding to hire such expertise. Additionally, places of worship are identified as “institutional use” in zoning by-laws, limiting development opportunities without undertaking complicated, and sometimes costly, policy changes.

In fact, says Barrett, it’s almost impossible for a church organization to execute the redevelopment of a faith-based site on its own.

“Partnerships are really

key to it. There were very few examples of a single organization that was able to pull off an adaptive re-use or a conversion by themselves,” she tells *NRU*.

“By partnerships, that could be a number of organizations involved in collectively determining what the future use will be, but it can also be partnerships with financial support, as well.”

Based on these challenges, both religious and secular entities need to lead a series of policy and societal shifts to encourage mainstream adaptive re-use of faith-based spaces, say the report authors. These changes could include establishing a national inventory of faith-based properties based on location, type, and ownership status, as well as a system for measuring the social impact of faith-based assets.

Municipalities should identify “strategic opportunity sites” to direct investment for maximum civic benefit, such as faith properties located on main streets or major transit station areas.

Ideally, say the report authors, municipalities would also prioritize collaboration with those faith-based organizations to help with co-design of redevelopment

projects and assistance navigating land use plans and zoning by-laws. This could even mean pre-emptively amending zoning by-laws for faith-based sites.

“Even though there’s a diversity of activities that are happening in these spaces, we have considered them in the regulatory [and land-use planning] environment as a singular use, which is a place of worship,” says Barrett.

Additional solutions could involve the creation of a faith asset adaptation guidebook for religious institutions and establishing a national network of practitioners with expertise in adaptive re-use of faith-based spaces.

Given the financial challenges that often come with these projects, the CUI report authors also suggest identifying funding opportunities from both the public and private sectors, leveraging joint venture partnerships, and utilizing social purpose financing options, such as community land trusts, to fund acquisition and adaptation of these sites.

Without solutions like this, says Barrett, communities across Canada risk losing critical “third spaces” that churches provide if they can’t find a feasible way to repurpose the space on their own terms.

“[Something that was] really significant to us was the tens of thousands of square footage of space that would be lost to community groups, and what that does in creating

opportunities for social connection,” she says.

To read the full report “Sacred Spaces, Civic Value: Making the Case for the Future of Faith-Based Assets”, please visit the Canadian Urban Institute website [here](#). 

LEAP OF FAITH

■ CONTINUED FROM PAGE 1

cent of all the capital and infrastructure, and we're expected to fund it on just 10 cents on the dollar of all taxes collected from Canadians."

The infrastructure funding challenges facing regional municipalities in Ontario have been lingering in the background for some time and have come to greater public attention in the midst of a nationwide housing crisis, as both federal and provincial governments have set lofty housing targets, with Region of Peel set to bear a large share of those new builds.

The Province has set a target of 1.5 million new homes by 2031; 400,000 of those are expected to be built in Peel.

"We're happy to do that, but with interest rates being the way they are and the cost of infrastructure what it is, it just isn't feasible to get a product to market. We're being told by the development industry that people can't afford this. So we understand that, and we want to be part of the solution," Iannicca said.

"The genesis of this goes back to conversations I've had for a long time with [Mississauga] Mayor **Carolyn Parrish** and her housing task force, along with [Brampton] Mayor **[Patrick] Brown** and

[Caledon] Mayor **[Annette] Groves**. And they're asking what we can do to get more housing because we're acutely aware that we need more."

While the Region can rebate and reduce rates on infrastructure, the fact of the matter is that the infrastructure has to be built to support new housing developments, and at the end of the day, someone has to pay for those pipes that go into the ground for a new subdivision. And that money has to come from somewhere.

In Ontario municipalities, when infrastructure is built, it is funded largely through development charges that are paid by developers, with those costs passed down to the end user—the future homeowner. In short, higher infrastructure costs lead to higher development charges, and in turn, lead to higher costs for homes.

In Peel's municipalities

of Mississauga, Brampton and Caledon, a portion of development charges collected goes to the collecting municipality, and a portion goes to the Region of Peel.

Under Peel's new infrastructure funding model, those Peel development charges are the ones that will be seeing both a deferral without interest and a reduction by 50 per cent, in an effort to make building homes in Peel's lower-tier municipalities more feasible for developers.

The **City of Mississauga** has already taken action on the development charges front, with Mississauga city council adopting the Mayor's Housing Task Force recommendations in January, which, among other initiatives, reduced residential DCs on new residential projects in Mississauga by 50 per cent for projects obtaining building permits before November 13, 2026 (See: *"Partnerships and Priorities", Novae Res Urbis GTHA, January 29, 2025*).

"According to one agency in the U.S., we [Peel Region] were the second-largest active

capital program for water and wastewater in North America. So there is a lot happening here, and you need to fund that, and our whole program is funded through development charges," Region of Peel chief administrative officer (CAO) **Gary Kent** told *NRU*.

"So if not this, then what? Do we do like Mississauga and Vaughan, and kind of take a leap of faith? Peel council decided to take this leap of faith based on receiving funding from the provincial and federal governments. We heard Prime Minister **Mark Carney** say the feds would fund 50 per cent discounts on DCs. And of course, the provincial government has been encouraging us to go down that path as well."

This leap of faith is heavily-reliant on the federal and provincial governments delivering on their promises to provide funding to municipalities to offset the reduced development charges that the Region will be collecting on residential development. There are other levers to pull at the regional level such as offering rebates on development charges, but ultimately, they just put the Region deeper in the hole when it comes to its infrastructure funding, as while the rebates may help developers get projects built, the Region still has to come up with the funds to build the infrastructure.

"The most important

Peel council decided to take this leap of faith based on receiving funding from the provincial and federal governments. We heard Prime Minister Mark Carney say the feds would fund 50 per cent discounts on DCs. And of course, the provincial government has been encouraging us to go down that path as well.

- Gary Kent

CONTINUED PAGE 11 ■

LEAP OF FAITH

■ CONTINUED FROM PAGE 10

thing is that our pipes and roads already have to be there. [Developers] can't be pulling permits on units and subdivisions that aren't serviced. We have to come first, which means we have to tender it, build it, and pay the people that build it in advance of everybody else," said Iannicca.

"It's all well and good to reduce levies, but you're giving me a bigger problem, because I need to pay today. You can defer what they pay, but they have to have my pipes ready to go. There are tens of thousands [of units] that could have permits today and their servicing is in place, but the problem is nobody wants to build condos right now. The market is saturated and the numbers don't work. The development industry tells us that what does work now—and this brings me to a phrase I've used with [Municipal Affairs and Housing Minister] **Rob Flack**—is that you've got to build things with a front door, which is singles, semis, and townhomes."

While areas in Peel such as downtown Brampton and downtown Mississauga are quite densely populated, there is still an expanse of vacant land in areas like northern Brampton and Caledon that can support those "homes with

front doors" of which Iannicca speaks. The issue is that these lands are not development-ready.

"We have to service it. There's no pipes in that area right now, so we have to pay for those pipes and get them in the ground as quickly as possible. But we still have to pay for them."

Peel regional council has given the go-ahead on deferring development charges and reducing DCs by 50 per cent, but all of this depends on the Region reaching a financial agreement with the **Province of Ontario** by October 17 of this year. If no financial agreement is reached, the development charge reduction will automatically be terminated, and regional council will be forced to re-evaluate the DC reduction.

"Council has asked me to work with the Minister of Municipal Affairs and Housing and the Province

over the summer to develop an agreement that works. We haven't started those conversations yet, and I expect that's going to take a little bit of time to figure out all of our numbers," said Kent.

Region of Peel chief financial officer (CFO) **Davinder Valeri** says this move is really a shifting of the burden when it comes to funding housing infrastructure, but adds this is by no means a "silver bullet" when it comes to addressing housing affordability.

"We're trying to identify our housing targets, and recognizing where new builds are going to be happening," Valeri told *NRU*.

"We're still working on what this model is going to look like, but this is a break for the development community, and is shifting the burden of infrastructure funding. Will this result in the end-user [homebuyers] seeing savings? I'm not sure. There's no one solution to the housing crisis, but this is an important piece."

Iannicca says that the housing crisis is at the worst point that he has seen in homebuilding history in the

Greater Toronto Area in his more than 35 years working in the public sector. But his optimism is unwavering that the right steps are being taken.

"I'm convinced that this is the greatest crisis that we've ever seen in homebuilding in the history of the GTA and Peel, and yet I've never had more hope that we might not just find a solution in the short term, but [also] a long-term solution that we so badly need," Iannicca said.

"This is a leap of faith, but I'm more confident than I've ever been that we're going to get there, because the Premier [**Doug Ford**] and Minister Flack have been earnest in approaching this. I believe everybody is being sincere in the face of the biggest crisis we've seen. We need this to help get over this hump, and maybe, in the process, create a new model for the next generation." 🌸

I'm convinced that this is the greatest crisis that we've ever seen in homebuilding in the history of the GTA and Peel, and yet I've never had more hope that we might not just find a solution in the short term, but [also] a long-term solution that we so badly need.

- Nando Iannicca

IN BRIEF

[Brock announces date of mayoral by-election, opens nominations for candidates](#)

The **Township of Brock** has announced the date of its mayoral by-election as Monday, September 8 and has opened nominations for candidates. The Township declared the office of the mayor vacant on Monday, June 9, following the resignation of former Mayor **Walter Schummer**. Nominations for candidates for the office of the mayor opened on Monday, July 7, and will close on Friday, July 25 at 2:00 p.m. For more information on the Township of Brock's mayoral by-election, please visit the Township's website [here](#).

[Markham announces date of ward 7 councillor by-election, opens nominations for candidates](#)

The **City of Markham** has announced the date of its by-election for the vacant ward 7 council seat previously held by **Juanita Nathan** as Monday, September 29, and has opened nominations for candidates. Nathan resigned her seat on council on May 14 after being elected member of parliament (MP) for Pickering-Brooklin in the 2025 federal election. For more information on the City of Markham's by-election to fill the ward 7

council seat, please visit the City website [here](#).

[Burlington seeking public input on new draft zoning by-law for residential zones](#)

The **City of Burlington** is seeking public input on the first draft of its new zoning by-law for residential zones, based on research by **SGL Planning + Design** with **Dillon Consulting**. The new residential zoning by-law seeks to support more housing options in Burlington Neighbourhoods by expanding the range of permitted uses, imposing less restrictive regulations, and supporting appropriate opportunities for residential intensification and gentle density. Members of the public are invited to review draft mapping and the first draft of the proposed new zoning by-law for residential zones in Burlington, and to provide comments on them by visiting the City website [here](#) by Tuesday, August 5. The feedback collected by members of the public will help the project team to continue to develop the by-law and the mapping for it.

[Burlington seeking public input on draft recommendations for downtown parking plan](#)

The **City of Burlington** has

been studying parking in its downtown to inform the development of a new downtown parking plan. The plan will help the City determine how best to accommodate parking needs while supporting growth and land use in Burlington's downtown. Members of the public are invited to participate in an online survey on draft recommendations for the plan. To learn more about the City of Burlington's downtown parking plan, please visit the City website [here](#). To participate in the online survey on draft recommendations for the downtown parking plan, please visit the City website [here](#) by Friday, July 18.

[King seeking public feedback on its age-friendly action plan](#)

The **Township of King** is developing an Age-Friendly Action Plan to ensure that its programs and services available to older adults (55+ years of age) are responsive to the evolving needs of an aging population. Similar to many Ontario municipalities, the proportion of older adults in King has been increasing over the past decade, creating a stronger demand for programs and services designed for older adults. In alignment with the **World Health Organization's (WHO)**

identification of the eight dimensions of an age-friendly community, King is striving to address the needs of current and future older adults in the following areas:

- Transportation
- Housing
- Social participation
- Respect and social inclusion
- Civic participation and employment
- Communication and information
- Community support and health services
- Outdoor spaces and public buildings

King residents are invited to participate in an online survey that the Township will use to inform the development of its age-friendly action plan. To participate in the survey, please visit the King Township website [here](#). 🌸

COMMITTEE AGENDAS



HAMILTON

Approval recommended for Rymal Road East mid-rise development

At its July 8 meeting, **Hamilton** Planning Committee considered a [staff report](#) recommending approval of official plan and zoning by-law amendment applications by **2324780 Ontario Inc.** for 1809-1843 Rymal Road East. The applicant proposes to develop the lands with four 12-storey buildings and two blocks of two-storey townhouses. A total of 2,650 square metres of ground floor commercial space and 812 dwelling units are proposed.



HALTON

Approval recommended for Aldershot mid-rise development

At its July 7 meeting, **Burlington** Committee of the Whole considered a [staff report](#) recommending approval of official plan and zoning by-law amendment applications by **2816544 Ontario Inc.** for 35 Plains Road East. The applicant proposes to develop a 13-storey mixed-use building containing 457 square metres of retail space at grade and 161 residential units above.

Oakville to proceed with Community Planning Permit system for Midtown

At its July 8 meeting, **Oakville** Planning & Development Council considered a [staff report](#) presenting and seeking endorsement of key directions for a Midtown Community Planning Permit System by-law, as well as direction for staff to prepare a draft Midtown Community Planning Permit System by-law in accordance with the endorsed key directions for public consultation. The actions build on the Town's recently adopted Official Plan Amendment 70, which introduced a new planning framework for the Midtown Oakville area.



PEEL

Draft Brampton Rental Conversion and Demolition By-law considered

At its July 7 meeting, **Brampton** Planning & Development Committee considered a [staff report](#) presenting a [draft City-initiated by-law](#) to regulate rental conversion and demolition city-wide to protect Brampton's existing supply of rental housing. The report seeks direction for staff to report back to Planning & Development Committee with the results of the associated

public consultation meeting, and a recommendation on how to proceed.

Approval recommended for Brampton Gore development

At its July 7 meeting, **Brampton** Planning & Development Committee considered a [staff report](#) recommending applications by **Candevcon Limited** to amend the Highway 427 Industrial Secondary Plan, with a zoning by-law amendment and draft plan of subdivision for 4584 Castlemore Road. The applicant proposes to develop the 16.26-hectare site with 111 single-detached dwellings, 48 standard and 90 stacked townhouses, and 436 apartment units in a high-density residential block. Also proposed are blocks for new streets, a park, a stormwater management pond, district retail, and retention of existing natural heritage features on the site. An existing listed heritage dwelling on the site is proposed to be retained and relocated to a

new lot within the subdivision.

Approval recommended for Bramalea City Centre towers

At its July 7 meeting, **Brampton** Planning & Development Committee considered a [staff report](#) recommending approval of a rezoning application by **Bramalea RR GP Ltd. c/o LEV Developments Inc.** for 30 Peel Centre Drive. The applicant proposes to redevelop the lands, which currently contain the Bramalea Retirement Residence, with three towers including a 50-storey 570-unit tower, a 55-storey 668-unit tower, and a 20-storey tower containing 300 retirement suites.



YORK

Approval recommended for Victoria Glen subdivision

At its July 8 meeting, **Markham**

CONTINUED PAGE 14 ■

HAVE A STORY TIP OR
IDEA RELATED TO YOUR
MUNICIPALITY?

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CONTINUED FROM PAGE 13

OLT NEWS

WOODBIDGE MID-RISE DEVELOPMENT APPROVED, SUBJECT TO HEIGHT CUT

In a July 2 decision, OLT Members **Andrew Snowden** and **Pavel Tomilin** allowed appeals by **My Place On 7 Inc.** against the **City of Vaughan's** failure to make a decision on its official plan and zoning by-law amendment applications for 4850 Highway 7 and 79 Arrowhead Drive.

My Place submitted applications proposing to redevelop the assembled site with a 12-storey mixed-use development containing

retail space at grade and 86 residential units above. The City of Vaughan did not make a decision within the *Planning Act* timeframes, and My Place appealed the applications to the OLT. The City and **Vaughanwood Ratepayers Association Inc.** (VRA) attended the hearing in opposition to the appeals.

On behalf of My Place, the Tribunal heard evidence from planner **Michael Vani** and urban designer **Shane Morgan** (both with **Weston Consulting**), and from transportation planner **Richard Pernicky** (**Nextrans**

Engineering).

On behalf of the City of Vaughan, the Tribunal heard evidence from planner **Judy Jeffers** and from urban designer **Chrisoula Assimopoulos**, both Vaughan city staff. Planner **Martin Rendl** (**Martin Rendl Associates**) gave evidence for VRA.

My Place's witnesses opined that the proposal represented an appropriate form of development for the site, which is located along the Highway 7 bus rapid transit corridor, and within the Wigwoss-Helen Protected Major Transit Station

Area ("PMTSA"), with an associated minimum density of 160 residents and jobs combined per hectare.

They indicated that the existing density of the area in 2021 was 80 residents and jobs combined per hectare, and thus the proposal would assist the City with achieving the minimum density target for the PMTSA. They opined that the proposal is well-designed to provide appropriate transition to the adjacent lower-scale area.

The City and VRA objected to the scale of the proposed

CONTINUED PAGE 16

± 13 ACRES OF PRIME EMPLOYMENT LAND IN NORTHEAST BRAMPTON

CBRE's Land Services Group is pleased to offer for sale the ± 13 acre property located at 5130 Countryside Drive in the City of Brampton, Ontario. The property is designated as Prestige Industrial and is situated near the future Highway 413 interchange, making it an attractive opportunity for industrial developers, investors, and end-users. The site is zoned Agricultural, allowing for potential rezoning with site-specific provisions based on the buyer's desired use.

The property is strategically located near the Highway 427 interchange, providing easy access to major highways in the GTA. Its proximity to Toronto Pearson Airport and the CPKC Vaughan Intermodal Facility also makes it an ideal location for industrial development. The surrounding area is experiencing significant growth, with several recent developments and many more in the approvals process, including a nearly 850,000 sq. ft. facility expected to be completed in Q4 2026.

OFFER DATE TO
BE ANNOUNCED

MLS:
W12219771

CLICK TO VIEW BROCHURE

CONTACT THE ADVISORS:

Evan Stewart* Senior Sales Associate +1 416 495 6205 evan.stewart@cbre.com	Nicholas Webster Sales Representative +1 416 495 6271 nicholas.webster@cbre.com	Lauren White* Executive Vice President +1 416 495 6223 lauren.white@cbre.com	Mike Czystochowski** Vice Chairman +1 416 495 6257 mike.czystochowski@cbre.com
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*Sales Representative **Broker

development, which they contended could be more accurately described as a 13 or 14-storey building due to the inclusion of a mezzanine floor plus a mechanical penthouse and rooftop indoor and outdoor amenity space. They asserted that the in-force heights and densities under the Vaughan official plan would enable the City to achieve its minimum density target for the PMTSA. They opined that the proposed development is not well-designed and would have negative impacts on privacy and sunlight access for residents of the adjoining lower-scale neighbourhood.

The Tribunal found that My Place's proposed development was excessively scaled and incompatible with the existing surrounding development. However, it ruled that a 10-storey building height, excluding rooftop amenity space, would represent an appropriate built form to mitigate impact on surrounding properties while supporting the achievement of the planned minimum density for the PMTSA.

The Tribunal therefore allowed the appeal but directed My Place to formally revise its applications in accordance with the directions contained in the decision. The Tribunal withheld its final order until such time that revised official plan and zoning by-law

amendments are provided, to the City's satisfaction, and for the Tribunal's final approval.

Solicitors involved in this decision were **Matthew Helfand (Aird & Berlis)** representing My Place on 7 Inc., **Raj Kehar (WeirFoulds)** and **Max Rubin** representing the City of Vaughan, and **Amber Stewart (Amber Stewart Law)** representing Vaughanwood Ratepayers Association Inc. [See *OLT Case No. [OLT-24-000565](#)*.]

BURNHAMTHORPE-HURONTARIO INFILL TOWER APPROVED

In a July 3 decision, OLT Member **Félix Lavoie** allowed appeals, in part, by **Kaneff Properties Limited** against the **City of Mississauga's** failure to make a decision on its official plan and zoning by-law amendment applications for 3575 Kaneff Crescent.

The Kaneff Crescent site currently accommodates a surface parking lot surrounded by four streets, set within an apartment neighbourhood with numerous older high-rise buildings, and located in close proximity to the future Hurontario Light Rail Transit corridor.

In May 2020, Kaneff submitted applications to the City proposing to develop the site with a 29-storey residential tower. Through

subsequent resubmissions, Kaneff increased the height of the proposed development to 33 storeys, and then to 40.

In 2023, Kaneff appealed its applications to the OLT due to the City's failure to make a decision within the *Planning Act* timeframes. The City of Mississauga opposed the appeals, arguing that development on the site should be limited to a maximum of 32 storeys. It also objected to the size of the proposal's tower floor plate, the amount of proposed amenity space, and the absence of affordable housing in the proposed development.

On behalf of Kaneff, the Tribunal heard evidence from architect **Raza Mehdi (Turner Fleischer)**, planner **Paul Lowes (SGL Planning & Design)**, landscape architect **Scott Henderson (Adesso Design)**, and wind engineer **Andrew Slihas (Gradient Wind)**.

On behalf of the City, the Tribunal heard evidence from planner **Andrea Dear**, from urban designer **Edward Nicolucci**, and from landscape architect **Janet Squair**, all City staff.

The Tribunal agreed with Kaneff's witnesses that the proposed 40-storey height and 850-square-metre floorplate are appropriate for the context of the site. On the subject of amenity space, the Tribunal ruled that the applicant must increase the amenity space ratio from 4 square metres per dwelling unit to 5.6 square metres per dwelling unit, to meet the requirement of the

City's zoning by-law.

The Tribunal allowed the appeal, in part, on an interim basis and subject to the fulfillment of several conditions, including the submission of a new zoning by-law amendment to reflect the change to the required amenity space ratio.

Solicitors involved in this decision were **Mark Flowers** and **Lauren Yan Lin Cao (Davies Howe)** representing Kaneff Properties Limited and **Peter Pickfield** and **Alex Ciccone (Garrod Pickfield)** representing the City of Mississauga. [See *OLT Case No. [OLT-23-000836](#)*.] 🌸

Erratum

In the July 2 issue of NRU GTHA, a 'People' entry noting Hassaan Basit's appointment as the Province of Ontario's first-ever chief conservation executive effective August 4, 2025 misidentified the city for which Basit is currently chief administrative officer (CAO). Basit is currently CAO for the City of Burlington. NRU regrets the error.

Town Clerks

From: Johnston, Colin (MMAH) <Colin.Johnston@ontario.ca>
Sent: Thursday, July 10, 2025 10:51 AM
To: Johnston, Colin (MMAH)
Subject: [EXTERNAL] Upcoming Municipal Exchange on July 23rd - From Heatwaves to Action: Municipal Planning for Extreme Heat in Ontario
Attachments: Microsoft Forms Registration Invitation - Extreme Heat Management Plans.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Council Info

Good Morning,

The Ministry of Municipal Affairs and Housing is inviting you to join a municipal exchange titled: **From Heatwaves to Action: Municipal Planning for Extreme Heat in Ontario**, which will be held on **Wednesday, July 23 from 10:30AM – 12:00PM (EST) (see attached invitation for more information)**. This event is being organized by the Municipal Program and Analytics Branch in collaboration with Municipal Service Advisors from throughout the province and will feature speakers from **The City of Guelph, The City of Greater Sudbury, and The Town of Stratford**, who will share their valuable insights and experiences.

Please note:

You can register through Microsoft Forms by clicking on the green “Save your spot!” button or by scanning the Registration QR code in the attached invitation. The session will be held on Microsoft Teams and since we do not have enough registration spots for every municipality, we would ask that your municipality avoid submitting multiple registration requests. If you have multiple staff members that would like to watch this webinar, we encourage you to register once and watch the webinar together, if possible. We will also maintain a waitlist and anyone who is unable to get a spot will receive the presentations after the webinar.

Thank you,

Colin Johnston

Municipal Advisor | Municipal Service Office – Central Ontario
Ministry of Municipal Affairs and Housing | Ontario Public Service
437-829-4781 | colin.johnston@ontario.ca



Taking pride in strengthening Ontario, its places and its people



From Heatwaves to Action: Municipal Planning for Extreme Heat in Ontario

Date: Wednesday, July 23, 2025

Time: 10:30AM – 12:00PM EST (9:30AM – 11:30AM CST)

Don't miss the chance to join our next Municipal Exchange on **From Heatwaves to Action: Municipal Planning for Extreme Heat in Ontario**.

Click on the following icon to register for the event:

Save your spot!

As extreme heat events become more frequent and intense across Ontario, municipalities are playing a critical role in safeguarding communities and sustaining essential services.

Join us for a dynamic webinar exploring the development and implementation of Extreme Heat Management and Hot Weather Response Plans (HWRPs). Municipal leaders and subject matter experts will share practical tools, real-world examples, and coordinated strategies for effective heat response and relief.

Gain valuable insights, learn from on-the-ground experiences, and discover actionable best practices to strengthen your community's resilience to extreme heat.

Who should attend?

Municipal CAOs and Clerks, municipal employees with an interest in Emergency Management, Public Health, Infrastructure, Public Works and Facilities, Public Communication, and Interdepartmental Coordination.

Panelist municipalities:

- City of Guelph
- City of Greater Sudbury
- Town of Stratford

Registration Form QR Code:





VIA EMAIL

July 14, 2025

Corporate Services Department
Legal Services
Office of the Regional Clerk
1151 Bronte Road
Oakville, ON L6M 3L1

Samantha Yew, City Clerk, City of Burlington
Valerie Petryniak, Town Clerk & Director, Legislative Services, Town of Halton Hills
Meaghen Reid, Director, Legislative & Legal Services/Town Clerk, Town of Milton
William Short, Town Clerk, Town of Oakville

Please be advised that at its meeting held on Wednesday, July 9, 2025, the Council of The Regional Municipality of Halton adopted the following resolution:

RESOLUTION: CA-12-25/PW-22-25 - 2025 Enhanced Growth Monitoring Report

1. THAT Report No. CA-12-25/PW-22-25 re: "2025 Enhanced Growth Monitoring Report" be received for information.
2. THAT the Regional Clerk forward a copy of Report No. CA-12-25/PW-22-25 to the City of Burlington, the Town of Halton Hills, the Town of Milton, and the Town of Oakville for information.

Please find attached a copy of the above-noted report for your information. If you have any questions, please contact me at the email address below.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Milne", written over a circular blue ink stamp.

Graham Milne
Regional Clerk
Graham.Milne@halton.ca



The Regional Municipality of Halton

Report To:	Regional Chair and Members of Regional Council
From:	Andrew Farr, Chief Administrative Officer Lee Anne Jones, Commissioner, Public Works
Date:	July 9, 2025
Report No.:	CA-12-25/PW-22-25
Re:	2025 Enhanced Growth Monitoring Report

Recommendation

1. THAT Report No. CA-12-25/PW-22-25 re: "2025 Enhanced Growth Monitoring Report" be received for information.
2. THAT the Regional Clerk forward a copy of Report No. CA-12/PW-22-25 to the City of Burlington, the Town of Halton Hills, the Town of Milton, and the Town of Oakville for information.

Report

Executive Summary

- Halton Region has a shared objective with the Province and Local Municipalities to advance housing supply and plays a role in accelerating growth in support of Local Municipal housing pledges by proactively planning for, financing and delivering infrastructure.
- The Region's Allocation Programs are a financing tool to support timely delivery of growth-related infrastructure required to increase housing supply and advance housing objectives.
- The launch of the 2023 Allocation Program was approved by Regional Council through Report No. CA-18-23/PW-46-23/FN-46-23 re: "Revised 2023 Allocation Program" on February 14, 2024. With the approval of that report, Regional staff committed to producing an annual Enhanced Growth Monitoring report to inform decisions related to the assignment of servicing capacity within the Region's eligible Allocation Program in a proactive manner.
- This is the first annual Enhanced Growth Monitoring report which provides relevant data and development trend information, as well as a Regional water and wastewater system capacity review to inform prioritization and conversion of the

servicing capacity available through the 2023 Allocation program. This inclusive, region-wide approach promotes responsible and fair growth management across all municipalities through collaboration and transparency.

Background

Halton Region utilizes Allocation Programs to finance required infrastructure to support growth and to assign servicing capacity to developments within the Designated Greenfield Area (DGA) through Single Dwelling Equivalents (SDEs). Regional Allocation Programs are created to reflect to the specific conditions and requirements at the time they are developed and consider factors such as current market trends, economic and growth conditions, and infrastructure needs.

Beginning in the Fall of 2022 in response to Provincial priorities and Local Municipal commitments to housing pledges, the Region developed the 2023 Allocation Program. It was designed to be responsive to changing conditions and influencing factors and was created based on extensive consultation with the Local Municipalities and the development community. Full details of the 2023 Allocation Program and its parameters can be found in Report No. CA-18-23/PW-46-23/FN-46-23 re: “Revised 2023 Allocation Program” which was approved by Council on February 14, 2024.

During the development of the 2023 Allocation Program, Regional staff identified that while there is finite capacity within Regional water and wastewater trunk and treatment infrastructure to accommodate new growth, the servicing capacity required to support each Local Municipality and the development community partners in achieving their housing pledges, could be met. The 2023 Allocation Program also expedited a number of key infrastructure projects to unlock and provide future servicing capacity by 2031, which are now underway.

To ensure flexible and orderly access to future capacity that will be brought online with these key projects, the 2023 Allocation Program introduced Infrastructure Dependent Units (IDUs). These IDUs bridge the gap between the defined finite water and wastewater system capacity and the desire to access new Regional water and wastewater system capacity that will become available as infrastructure is delivered.

Both the IDU and SDE stream of units within the 2023 Allocation Program enable developments to proceed through the planning approval process. The distinction between the two is that IDUs rely on larger Regional infrastructure projects to come online, or for existing capacity to be reallocated before a development can proceed to registration or building permit. SDEs allow the development to proceed to registration or building permit, and as such, when a development holding IDUs approaches

registration, it will need to be converted to an SDE (be assigned servicing capacity) in order to complete the development application process. This reallocation will be done through an annual process referred to as Enhanced Growth Monitoring.

With the approval of the 2023 Allocation Program by Council in 2024, staff committed to producing an annual Enhanced Growth Monitoring report to provide timely data and development trends, as well as Regional water and wastewater service capacity monitoring, beginning in 2025. Its primary objective is to inform local municipal decisions regarding the potential reassignment of servicing capacity within each Local Municipality. The details of this process are provided in the discussion section of this report.

Discussion

This is the first annual Enhanced Growth Monitoring report and it provides relevant data and development trend information, as well as a Regional water and wastewater system capacity review to inform prioritization and conversion of IDUs to the SDE stream of the 2023 Allocation Program. This region-wide, collaborative and transparent process ensures that growth is managed responsibly and equitably across municipalities.

Regional staff engaged with the Local Municipalities and the development community to collect feedback on what information would be helpful to ensure this report and the accompanying process of re-assigning capacity to IDUs will be fair, and well informed. The Enhanced Growth Monitoring process is iterative and will continue to evolve in response to legislative changes, market conditions and the phased delivery of new Regional infrastructure as it unlocks additional system capacity.

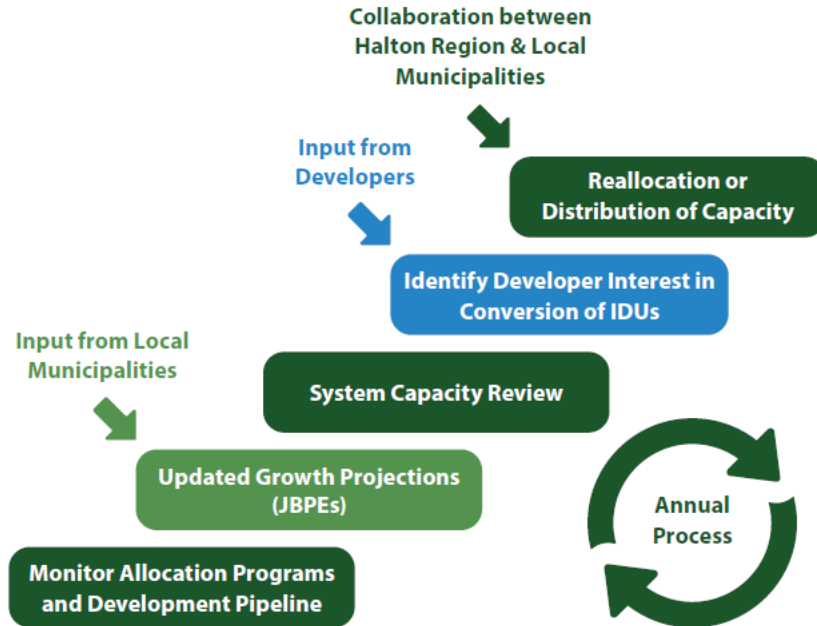
The Enhanced Growth Monitoring Process

The process, outlined in the image below, offers a collaborative platform for the Region, Local Municipalities, and the development community to support growth through the timely and informed delivery of critical infrastructure. Given the importance of supporting Local Municipalities in meeting their housing pledges, and the integrated nature of the Regional water and wastewater system, it has been designed as an annual, coordinated approach to mitigate any unintentional impacts that one off requests for servicing considerations could create. This approach:

- Allows the Region to be responsive to local growth priorities while still considering the complexities of an integrated Regional water and wastewater system;

- Creates a streamlined approach for collaboration and information sharing between the Region and the Local Municipalities.

Enhanced Growth Monitoring Process Diagram



Enhanced Growth Monitoring is an ongoing process with various stages that will occur throughout the year. The Enhanced Growth Monitoring report, as provided in Attachment #1 to this staff report is one output of the process, the purpose of which is to:

- Act as an important point-in-time monitoring tool in an environment where there is limited and location-specific servicing capacity available to support each Local Municipality.
- Provide a data-informed basis for decision making in prioritizing growth and the infrastructure required to support it between the Region and each Local Municipality.
- Provide an analysis to inform the reallocation of water and wastewater system capacity assigned through the Region's 2023 Allocation Program. This can happen one of three ways:
 1. Redistribution of servicing capacity set aside for built boundary development to greenfield development;
 2. Redistribution of capacity held for greenfield SDEs to other greenfield SDEs;

3. Assignment of new water and wastewater system capacity made available through the construction of new infrastructure to IDUs.

The following outlines approximate timeframes by which requests for eligible IDUs will be assigned capacity to convert to SDEs. These timelines were developed in collaboration with the Local Municipalities, who play a key role in the process:

May 2025: Program participants were invited to complete a survey to request servicing capacity, either through a conversion of 2023 Program IDUs to SDEs or a 2020 Program top-up of SDEs.

June to July 2025: Regional staff compile and review survey results, clarify survey responses and gather supporting information, validate top-up requests against program parameters, and review requests to assess any location-specific servicing constraints. The compiled information will be shared with Local Municipal staff.

July to September 2025: Local Municipalities review requests based on local growth priorities, timing to permit for the development, and available SDEs for redistribution. Working collaboratively with the Region and development community, Local Municipalities identify which eligible IDUs to convert to SDEs.

September to December 2025: Regional staff work with selected Program participants to update their Allocation agreements. Once all requirements of the amending agreements are met, participants may begin using the assigned SDEs to proceed with development registration and building permits.

January 2026: An information report will be brought to Regional Council summarizing the results of the first Enhanced Growth Monitoring process.

As Enhanced Growth Monitoring is an annual process, eligible Allocation Program participants will again be invited to participate in this process next year. If there are program participants that submitted surveys requesting SDEs that are not successful this year, they will have another opportunity to request SDEs at that time. It should be noted that until infrastructure is brought online, there will not be any additional capacity in the overall system. As new infrastructure is constructed, the Enhanced Growth Monitoring process will provide updated availability of capacity, and until that point there will continue to be limited capacity available to redistribute.

Current State of Information

The full Enhanced Growth Monitoring report in Attachment #1 follows the framework set out below:

Report Part 1: Development Data & Trends

- Historical and current development trends, such as new housing starts and completions.
- Current housing units in the development pipeline and snapshot of current applications as they move through the various stages of progression (draft approved, under review, and approved) at each Local Municipality.

Report Part 2: Servicing Capacity Status

- A current status update on the Regional water and wastewater system capacity.
- A summary of water and wastewater system capacity that can be re-assigned for each Local Municipality.

Report Part 3: Allocation Program & Developer Interest Survey Results

- A summary of the active Allocation Programs including progression to registration or permit.
- A summary of the results of the Developer Interest Survey that was released to inform this report.

Next Steps

Following the release of this report, Regional staff will work collaboratively with the Local Municipalities and affected Program participants through the process of re-assigning servicing capacity. The determination of which properties and/or the number of SDEs granted will be made in the coming months and may be subject to prioritization against competing interests and growth priorities as determined by the Local Municipalities. It is anticipated that the reassignment of SDEs will be finalized by the end of the year. Once finalized, staff will report back to Regional Council with an overview of the reassignment of servicing capacity resulting from this year's Enhanced Growth Monitoring process, anticipated in January 2026.

The Enhanced Growth Monitoring process has been designed to guide a complex, multi-stage approach that unfolds throughout the year. While the process is structured, it remains flexible and responsive to changing circumstances. If new information or

urgent needs arise mid-year, the Region is committed to working collaboratively with Local Municipalities to address them.

If significant events occur between reporting cycles, such as the need to advance infrastructure projects, these will be brought forward to Council for consideration as needed.

Financial/Program Implications

There are no direct financial impacts as a result of this report. Following this report, any 2023 Allocation Program participants that are converted from an Infrastructure Dependent Unit (IDU) to the Single Dwelling Equivalent (SDE), or 2020 Allocation Program participants that are granted a top up of SDEs will be required to satisfy the financial obligations as outlined in their respective allocation program amending agreements.

Respectfully submitted by,

Laurielle Natywary
Director, Development Services

Lee Anne Jones, P.Eng.
Commissioner, Public Works

Hayley Watts
Acting Director, Strategic Initiatives
& Government Relations

Approved by,

Andrew Farr
Chief Administrative Officer

If you have any questions about the content of this report, please contact:
Laurielle Natywary, Director, Development Services

Attachments:
Attachment #1: 2025 Enhanced Growth Monitoring Report

Additional Information:
None



2025

Enhanced Growth
Monitoring Report



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Introduction



The Allocation Program is Halton Region’s tool to finance the delivery of water, wastewater and regional road infrastructure required to support new housing growth across the region.

The Province has a goal of building 1.5 million homes in Ontario by 2031 and has asked municipalities, including all four of Halton’s Local Municipalities, to sign on to housing pledges to support delivering their share. Each of Halton’s municipalities have committed to housing pledges, which total 92,000 units across Halton to 2031 as follows:

- Burlington: 29,000 units
- Halton Hills: 9,500 units
- Milton: 21,000 units
- Oakville: 33,000 units

Working collaboratively with Local Municipalities and the development community, Halton launched the 2023 Allocation Program in 2024 to support an expedited advancement of residential development. Through the approval of the 2023 Allocation Program, key infrastructure projects were expedited to support expansion of servicing capacity over a shorter term than originally planned.

Unique to the 2023 Program was the introduction of Infrastructure Dependent Units (IDUs), which were created to enable greater flexibility for landowners to advance development applications prior to officially being allocated servicing capacity. This would not have been possible in previous programs without reserved Single Dwelling Equivalents (SDEs).

In a continued commitment to create a program with greater flexibility, transparency and ability to support local growth objectives, staff committed to undertaking an annual Enhanced Growth Monitoring report to provide an update on the progress of current Allocation Programs, trends and data on greenfield and built boundary development through the development application pipeline, as well as a system level review of the available water supply and wastewater treatment capacity in Halton Region. This report has been prepared in consultation with the Local Municipalities and development community.

The objective of the annual Enhanced Growth Monitoring report is to proactively collect and share information to inform the potential release of additional Allocation Program units for those with reserved IDUs, or the re-assignment of capacity in the system within the respective Local Municipality to support meeting housing pledges.

The report has been set up to provide relevant information to inform prioritization and conversion of IDUs to the SDE stream of the 2023 Program through an open and fair process while infrastructure is being implemented to increase system capacity to support future growth. This report may also assist Local Municipal decision making with respect to assignment of servicing capacity between built boundary and greenfield.

This Enhanced Growth Monitoring report provides the capacity available for redistribution as well as the interest of program participants in converting IDUs to SDEs, and the process of assigning capacity to satisfy requests to convert will follow the release of this report.

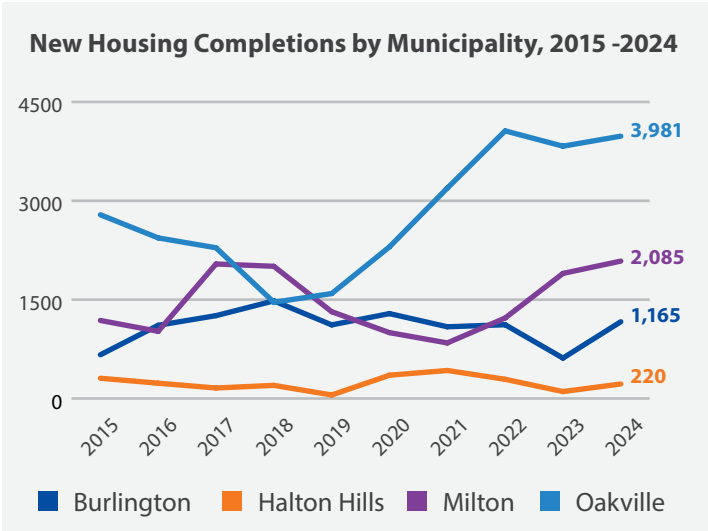
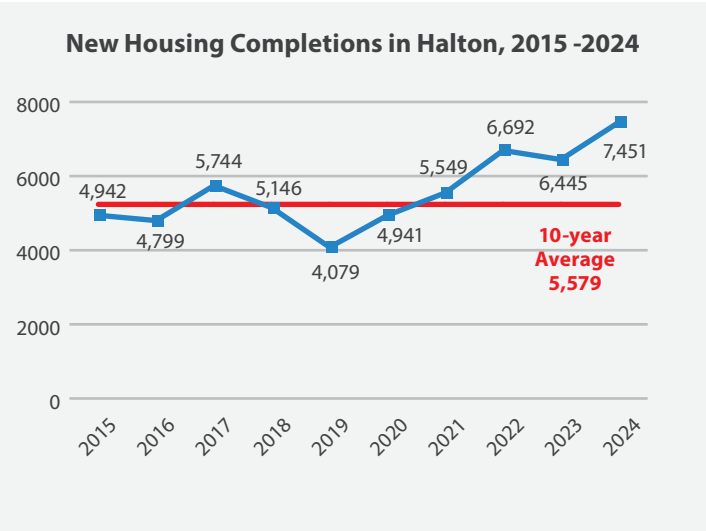
Part 1 | Development Data & Trends

This section of the report provides trend data on residential development over time. Trends on construction and building permit activity as well as development application pipeline data have been provided to show how development is progressing across various categories. The information will provide insights on the progress and status of residential development as it relates to take-up of available capacity in Halton’s water and wastewater systems.

1.1 | Construction and Building Permit Activity

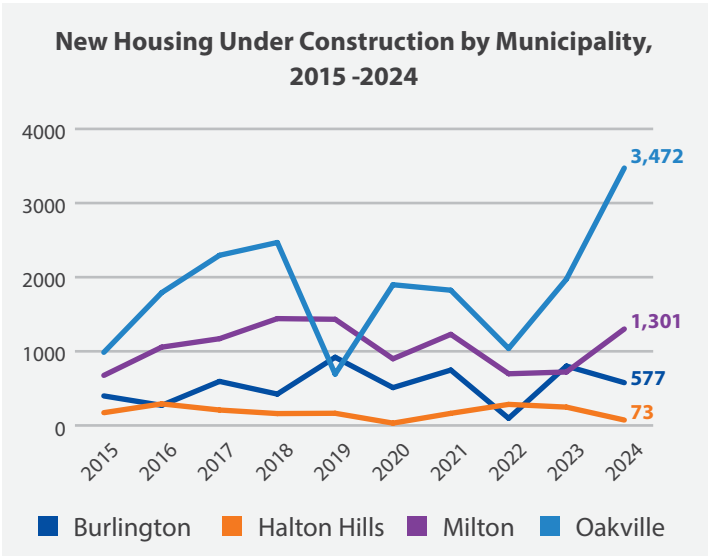
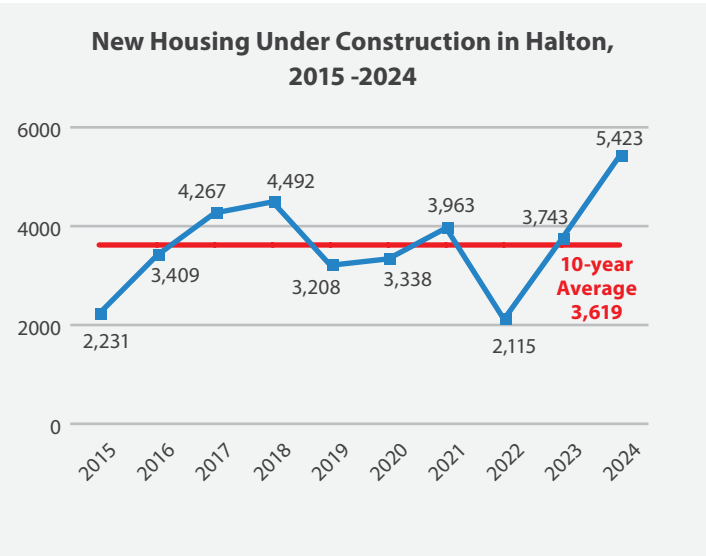
New Housing Completions (Data Source: CMHC)

New housing completions are typically defined as the stage at which all the proposed construction work has been performed. In some cases, construction work with up to 10% remaining of the proposed work outstanding, may still be counted as completed. New housing completions are determined by the Canada Mortgage and Housing Corporation (CMHC) through site visits.



New Housing Under Construction (Data Source: CMHC)

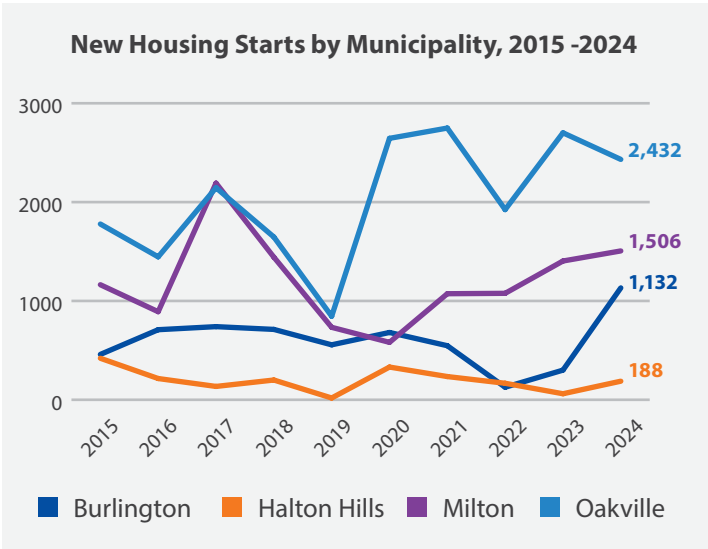
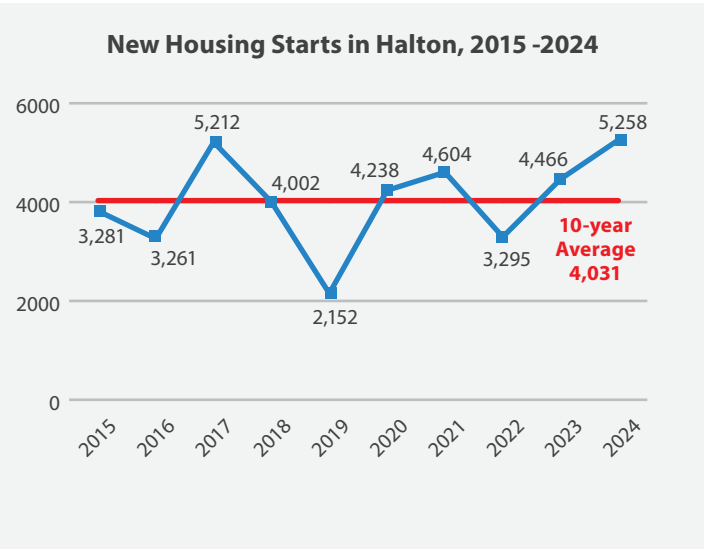
New housing under construction are housing units that remain under construction during the year. The number of units in this category will reflect changes to a site that has already commenced construction, such as if construction ceased, or if changes were made to the number of dwelling units after the construction started.



Part 1 | Development Data & Trends

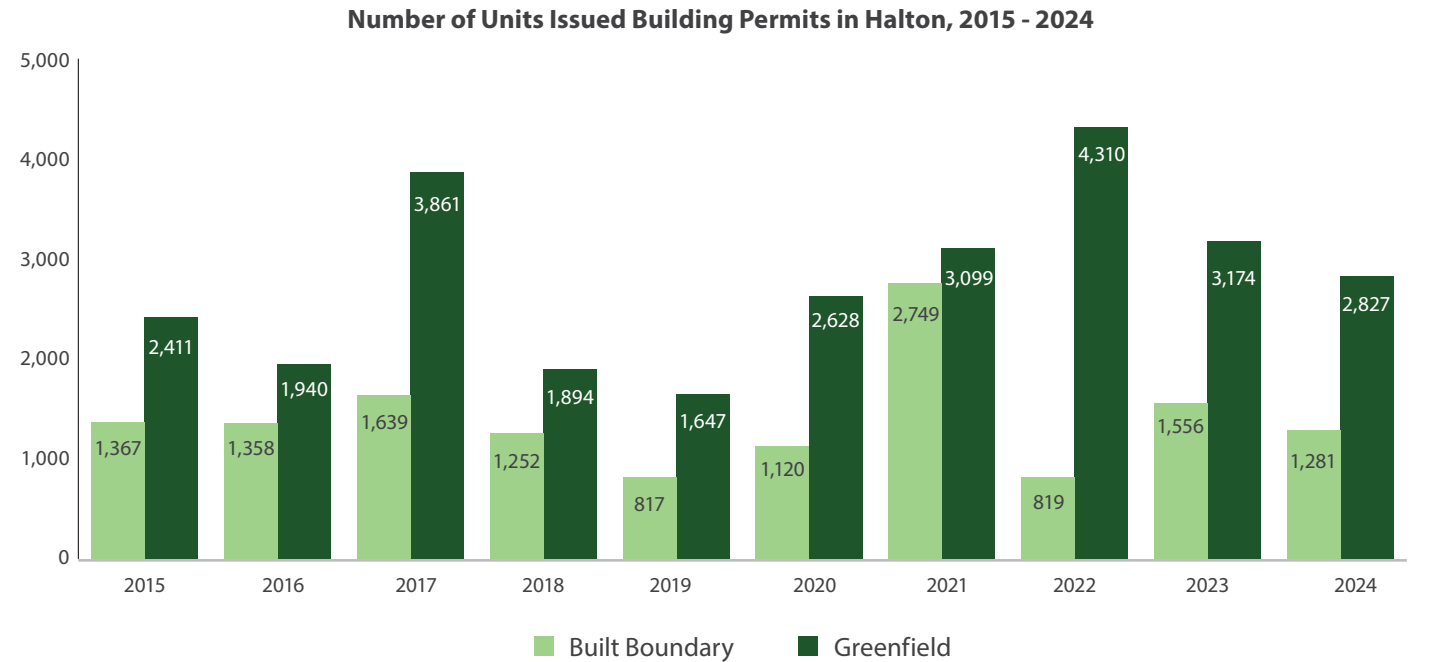
New Housing Starts (Data Source: CMHC and Local Municipalities)

New housing starts are defined as the beginning of construction work on a building at grade level. For example, when the concrete has been poured for the whole of the footing around the structure or an equivalent stage where a basement will not be part of the structure. Canada Mortgage and Housing Corporate conducts site visits to confirm the stages of the construction. The data for new housing starts reflect a combination of data from CMHC and the Local Municipalities. Where there are discrepancies, Local Municipalities’ direction and data has been included.



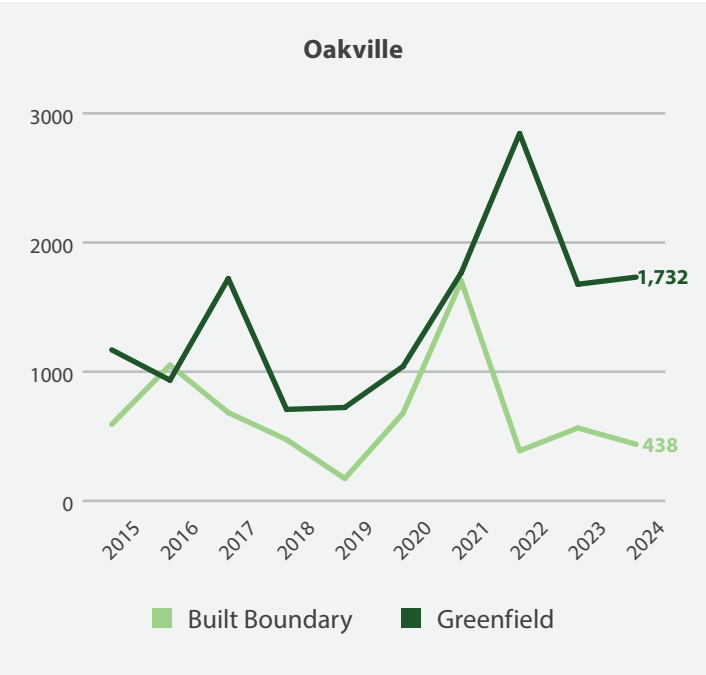
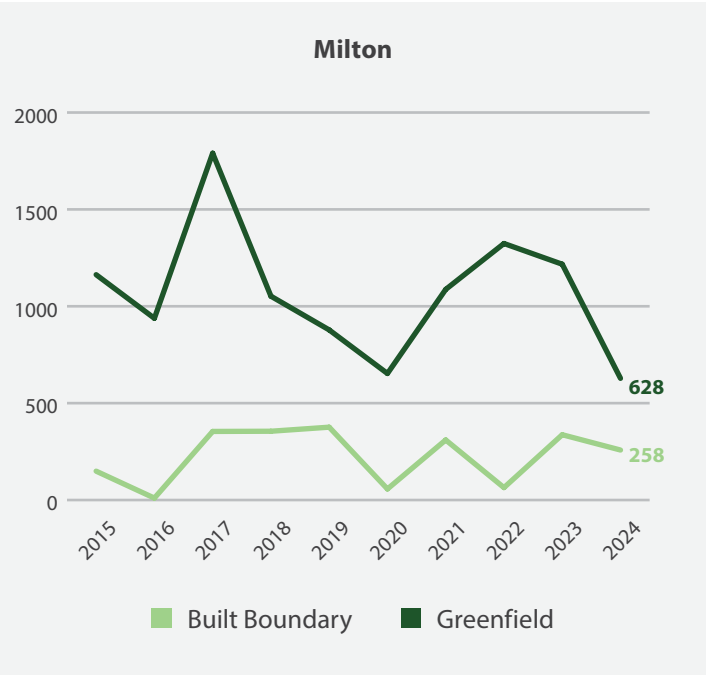
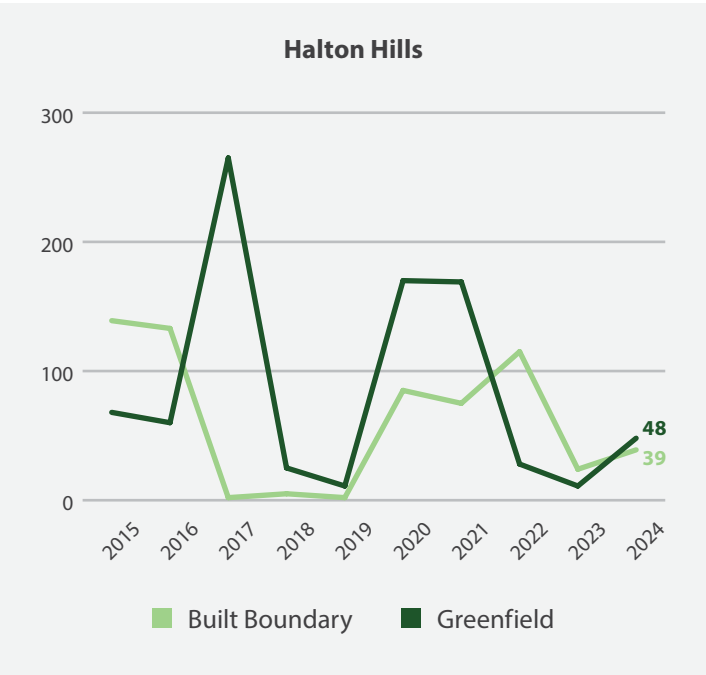
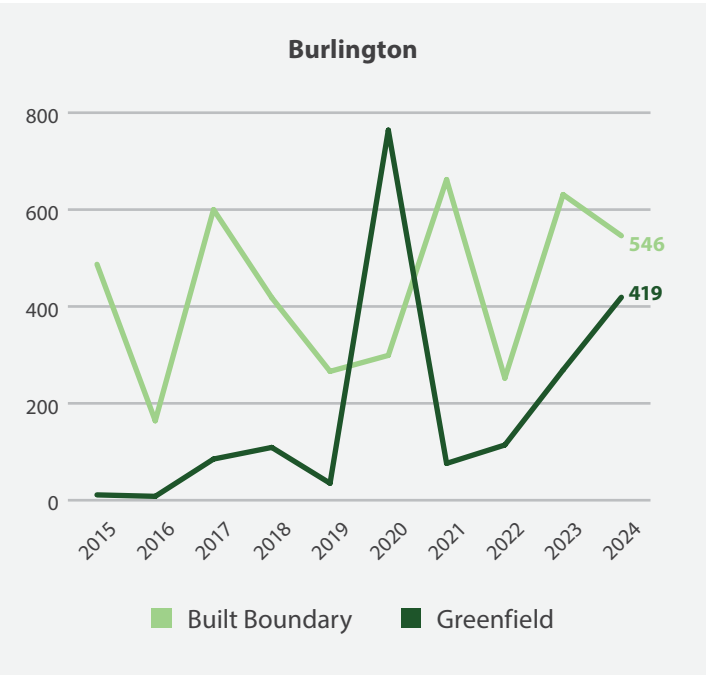
Building Permits (Data Source: Local Municipalities)

Building permits are issued by the Local Municipalities as a requirement before any construction over a certain size begins. Typically, building permits are requested by a developer when a proposed development application has been approved by the Local Municipalities and the construction is ready to proceed; however, the actual construction may not start in the same year.



Part 1 | Development Data & Trends

Number of Units Issued Building Permits by Municipality, 2015 - 2024



Data Note: Beginning in 2023, Local Municipalities began conducting their own individual survey of new housing construction starts based on local sources of information. The new housing starts reflect a combination of data from CMHC and the Local Municipalities.

Part 1 | Development Data & Trends

1.2 | Development Applications – Progression Through the Development Pipeline

Pipeline Units by Application Status

The development pipeline provides an overview of development applications within various stages of progression (under review, draft approved, or approved) at each of the four Local Municipalities. The specific definitions of each stage are outlined below.

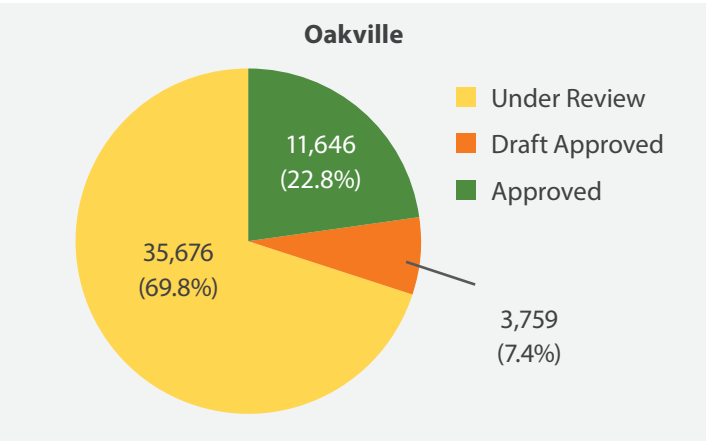
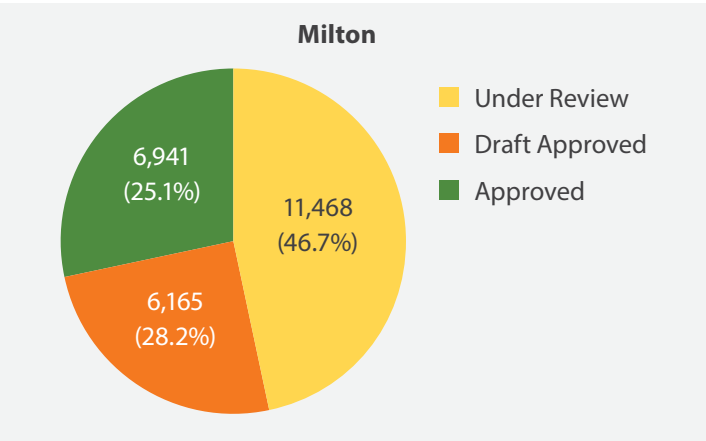
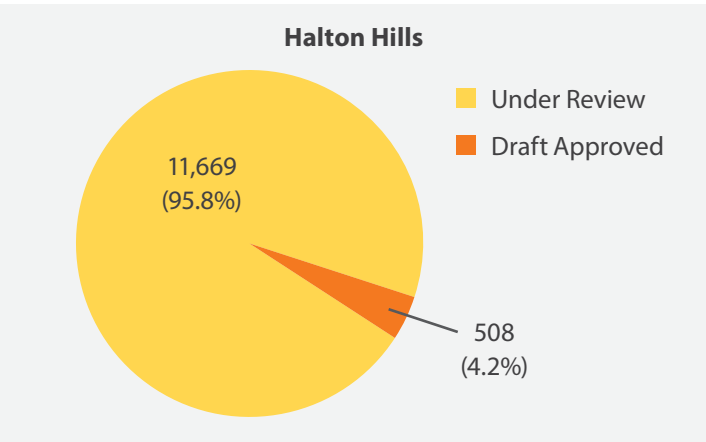
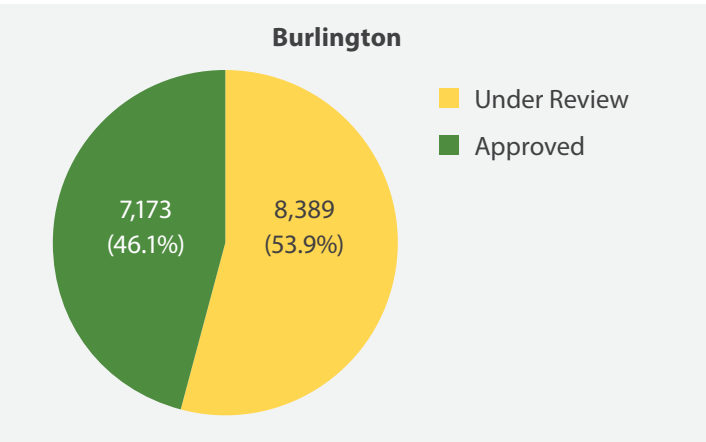
Total Number of Pipeline Units in Halton by Application Status

103,394 Pipeline Units



- Under Review:** A planning application has been submitted for review by the Local Municipality that has been deemed as a complete application by the Local Municipality under the Planning Act.
- Draft Approved:** Planning application that has received initial approval from the Local Municipality; however, the application requires conditions as set out by the Local Municipality to be met before proceeding to development.
- Approved:** All conditions have been met and satisfied for the Local Municipality to issue a final approval for the planning application.

Breakdown by Municipality



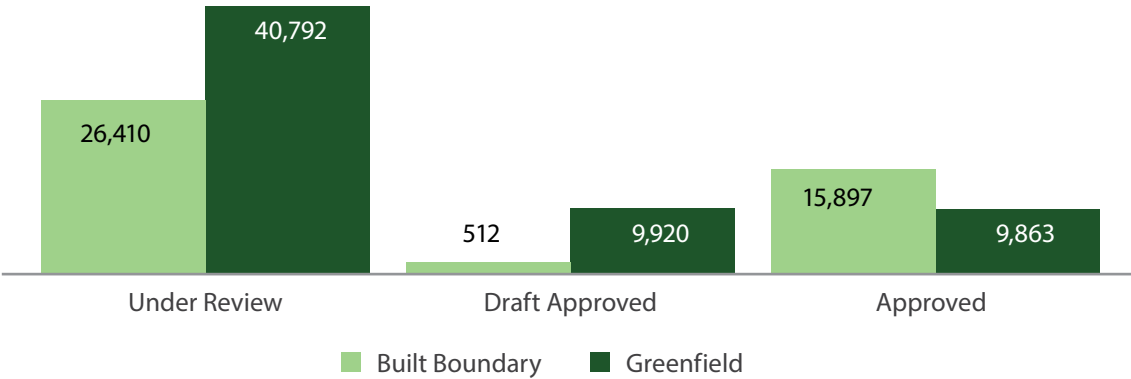
Part 1 | Development Data & Trends

Pipeline Units in Built Boundary vs. Greenfield

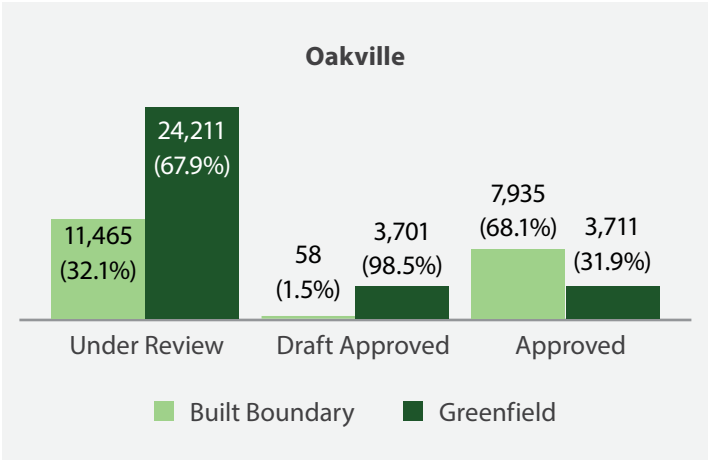
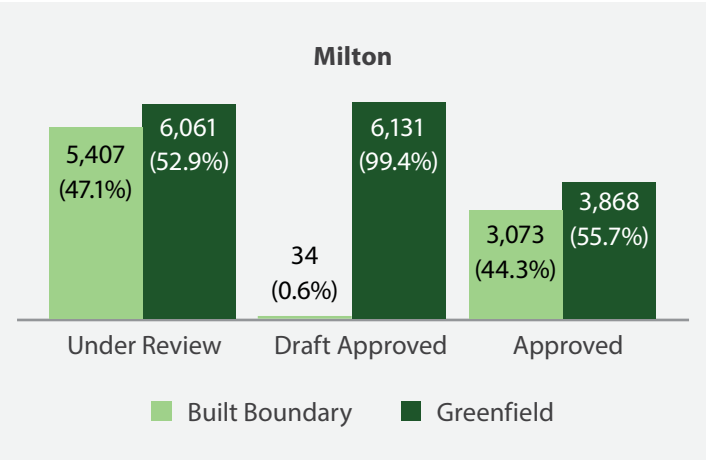
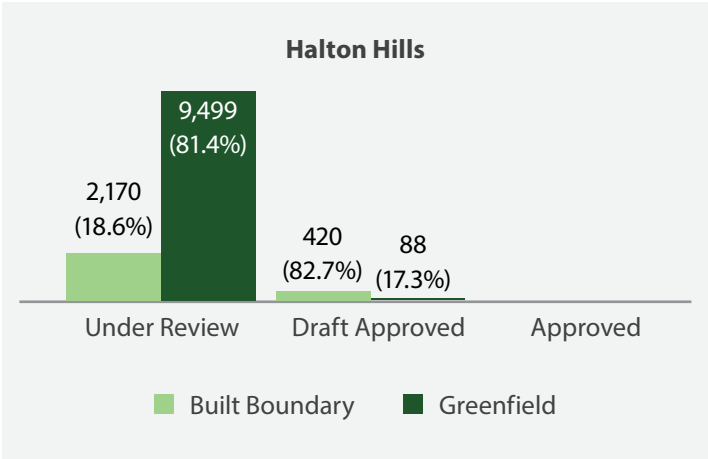
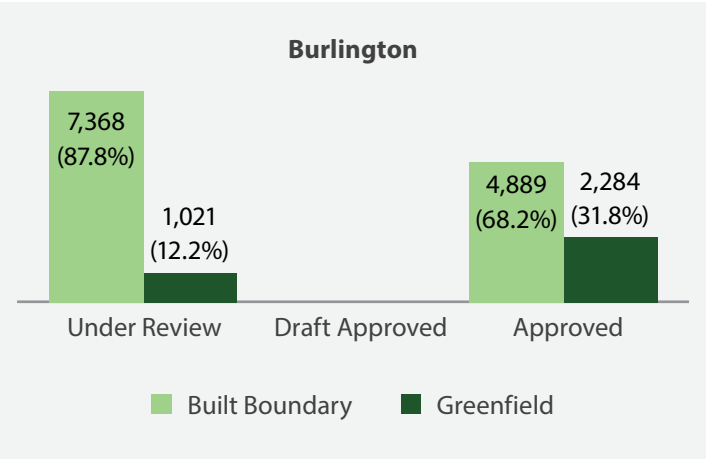
The Region intends to remain as flexible as possible in supporting the growth needs of Halton’s Local Municipalities. As such, pending location specific constraints, there is an option for Local Municipalities to consider shifting servicing capacity between built boundary and greenfield should it assist in meeting their growth priorities.

The following charts provides a snapshot of the progression of built boundary and greenfield area splits for each of the Local Municipalities.

Total Number of Pipeline Units in Halton by Development Application Status within Built Boundary vs. Greenfield



Breakdown By Municipality



Part 2 | Water and Wastewater Servicing Capacity

A system capacity analysis refers to a review of the Regional water and wastewater trunk and treatment infrastructure, and its ability to accommodate new growth. The analysis is based on a methodology that includes a review of the number of building permits issued for both residential and non-residential (Industrial, Commercial, Institutional (ICI)) development, recorded daily water and wastewater flows at treatment plants, and an on-going review of how development is trending compared to projected growth (Joint Best Planning Estimates (JBPEs)) to identify the current available capacity in Halton's water and wastewater systems.

2.1 | 2025 Water and Wastewater System Capacity Status

As part of the development of the 2023 Allocation Program, a capacity review of Halton's water and wastewater systems was undertaken to confirm that there is sufficient capacity to support the housing pledges to 2031. This review reflected infrastructure currently built, infrastructure under construction, and infrastructure that is planned to be in service prior to 2031. The system capacity review confirmed sufficient capacity to support the Local Municipalities in achieving housing pledges including:

- Capacity to support currently allocated capacity through Allocation Program SDEs (designated greenfield area growth);
- Capacity reserved for built boundary development according to Local Municipal growth planning, captured through Joint Best Planning Estimates (JBPE); and
- A special purpose pool of limited servicing capacity held by the Region to help enable important public interests such as long term care or to unlock school sites.

In addition to the servicing capacity set aside for residential development through the above points, a pool of servicing capacity has been set aside to support non-residential (ICI) development. This capacity will not be open to redistribution as it is already a conservative pool that takes into account that non-residential development typically follows residential development.

With the infrastructure in place, there is also an opportunity to validate the actual capacity it can provide; however, as much of the infrastructure expansions remain under construction the 2023 capacity analysis remains current for use in this year's report.

While the system as a whole has the capacity to service and meet the housing pledges, where the units are built matters. There is sufficient system capacity to 2031, however there are limitations in the conveyance of this capacity (pumping and pipes) in some areas. In addition, local infrastructure outside of this review is required by developers, and depending on circumstances, can impact timing of development. Halton will continue to work with Local Municipalities to prioritize infrastructure based on local priority areas.

Infrastructure to accommodate additional growth beyond 2031 as outlined in the current Joint Best Planning Estimates (JBPEs), Version 3.032 is being planned through the Integrated Master Plan that is anticipated to be brought forward to Council for consideration in Fall 2025. JBPEs may be updated by Local Municipalities annually to account for changing growth priorities and will form the basis for the annual water and wastewater capacity assessment and inform future annual Enhanced Growth Monitoring reporting. The annual Enhanced Growth Monitoring process will review and recommend adjustments, where required, to the infrastructure staging plan in order to accommodate local growth priorities. Future system capacity assessments will also consider completion and implementation of infrastructure since the previous reporting period.



Part 2 | Water and Wastewater Servicing Capacity



2.2 | Servicing Capacity Assigned through 2023 Allocation Process

Housing pledges and development applications are tracked in units, however, system capacity and Allocation Programming is tracked by SDEs which are calculated based on unit type using specific conversion rates. Each Allocation Program utilizes different conversion rates that were in place at the time of program launch.

The chart below provide an overview of the system capacity that was calculated or reserved for the various categories through the 2023 Allocation Program launch.

Growth Type	Units	SDEs
Greenfield Allocation	29,787	16,426
Built Boundary	43,716	24,106
Special Purpose Pool	5,000	2,760
Total Program	78,500	43,292

The following tables provide the distribution of servicing capacity between the built boundary and designated greenfield area (DGA) for each municipality which was completed as part of the work in launching the 2023 Allocation Program.

Distribution of Servicing Capacity for 2023 Allocation Program (SDEs)

Local Municipality	BB SDEs used for Distribution Exercise in 2024	DGA SDEs used for Distribution Exercise in 2024	Total
Burlington	13,593	2,097	15,690
Halton Hills	1,457	1,882	3,339
Milton	1,158	5,909	7,067
Oakville	7,898	6,538	14,436
Special Purpose Pool		2,760	2,760
Total Program	24,106	19,186	43,292

Distribution of Servicing Capacity for 2023 Allocation Program (Units)

Local Municipality	BB units used for Distribution Exercise in 2024	DGA units used for Distribution Exercise in 2024	Total
Burlington	24,650	3,802	28,452
Halton Hills	2,641	3,413	6,054
Milton	2,100	10,716	12,816
Oakville	14,322	11,856	26,178
Special Purpose Pool		5,000	5,000
Total Program	43,713	34,787	78,500

Part 2 | Water and Wastewater Servicing Capacity

2.3 | Servicing Capacity Available for Redistribution through 2025 Enhanced Growth Monitoring Process

The launch of an Allocation Program is often an iterative process based on influencing factors that may impact a landowner’s ability to proceed as planned with the SDEs assigned to a property(ies). Following the launch of the 2023 Allocation Program, there were unassigned SDEs remaining as a result of landowners not taking some or all SDEs assigned to them by the Local Municipalities. These unassigned SDEs are outlined in the table below and form one way the Local Municipalities can redistribute servicing capacity for Allocation Program participants requesting conversion of their reserved 2023 Program IDUs to SDEs.

For the 2025 Enhanced Growth Monitoring Report, no new infrastructure has been completed, and as such, there has not been additional capacity added to the water and wastewater system this year. Another way to increase the number of SDEs that can be re-assigned is through movement of servicing capacity set aside for built boundary development to developments in the greenfield which are required to participate in Allocation Programming. If Local Municipalities decide to move a portion of servicing capacity from their built boundary to support greenfield development, this may open opportunity for the conversion of IDUs, should there not be location-specific servicing constraints.

Unassigned Greenfield SDEs from 2023 Allocation Program Launch

Local Municipality	DGA SDEs used for Distribution Exercise in 2024	Reserved (2023 Allocation)	Unassigned SDEs
Burlington	2,097	1,930	167
Halton Hills	1,882	1,371	511
Milton	5,909	4,913	996
Oakville	6,538	4,731	1,807
Total Program	16,426	12,945	3,481



Part 3 | Allocation Program Monitoring & Developer Interest for Capacity

There are three active Allocation Programs that support growth in the DGAs: the 2012, 2020 and 2023 Allocation Programs. The following sections provide an update on how secured allocation is proceeding through the development process to building permit which will be referred to as “taken up”. The progression of the Region’s Allocation Programming is primarily dependent on the status of secondary plan approvals, commissioned Regional infrastructure and the initiation of an application by a landowner/ developer.

3.1 | Allocation Program Status Update

2012 Allocation Program – Current Status as of April 2025

As shown in the table below, 91 per cent of the SDEs have advanced through to subdivision registration or building permit. The remaining SDEs in the 2012 Allocation Program are expected to advance through development applications that rely on SDEs from the 2020 Allocation Program.

2012 Allocation Program Summary

Local Municipality	SDEs Reserved	SDEs With Development Application	SDEs Without Development Application	SDEs Registered/ Building Permit
Burlington	12	0	12	0
Milton	8,618	365	472	7,831
Oakville	5,881	442	2	5,437
Total	14,511	807	474	13,268
Per cent of Total		6%	3%	91%



Part 3 | Allocation Program Monitoring & Developer Interest for Capacity



2020 Allocation Program – Current Status as of April 2025

As outlined in the table below, 60 per cent of the 2020 Allocation is underway with a development application or have proceeded to registration / building permit.

2020 Allocation Program Summary

Local Municipality	SDEs Reserved	SDEs With Development Application	SDEs Without Development Application	SDEs Registered/ Building Permit
Burlington	495	495	0	0
Halton Hills	3,000	0	3,000	0
Milton	8,345	1,942	4,065	2,338
Oakville	8,882	3,434	1,113	4,335
Total	20,722	5,871	8,178	6,673
Per cent of Total		28%	40%	32%

2020 Program participants are permitted to request allocation transfers or top-ups up to 10 SDEs to finalize developments in accordance with the terms of the Allocation Program agreements. Prior to water and wastewater capacity restrictions created through the acceleration of residential development through housing pledges, top-ups above 10 SDEs were considered on a request-by-request basis. As there is no unallocated servicing capacity available outside of the Enhanced Growth Monitoring process, requests for top-ups over 10 SDEs will be considered as part of the annual Enhanced Growth Monitoring process. 2020 Program top-ups over 10 SDEs will be considered following an assessment to ensure they meet the requirements of a top-up under the 2020 program. Top-up requests that have been validated against program parameters will be provided to the Local Municipality for consideration if there is remaining servicing capacity to be assigned following the conversion of IDUs to SDEs from the 2023 Program. Utilizing one intake point will ensure all requests are considered fairly with all relevant information at hand.

Part 3 | Allocation Program Monitoring & Developer Interest for Capacity

2023 Allocation Program – Current Status as of April 2025

As outlined in the table below for the 2023 Allocation Program, since the launch of the program in May 2024, 13 per cent of SDEs and 9 per cent of IDUs are underway with a development application.

2023 Allocation Program Summary (SDEs)

Local Municipality	SDEs Reserved	SDEs With Development Application	SDEs Without Development Application	SDEs Registered / Building Permit
Burlington	1,930	817	1,930	0
Halton Hills	1,371	0	1,371	0
Milton	4,913	378	4,535	0
Oakville	4,731	439	4,292	0
Total	12,945	1,634	12,128	0
Per cent of Total		13%	87%	0%

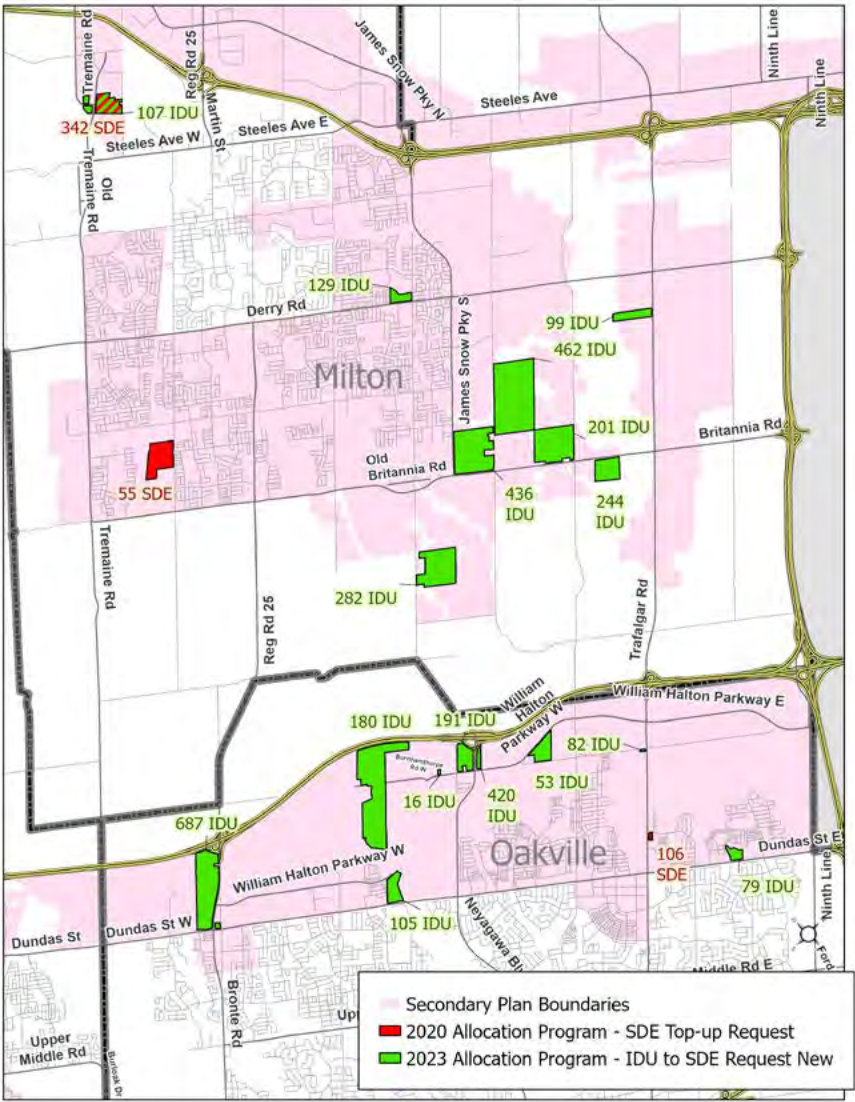
2023 Allocation Program Summary (IDUs)

Local Municipality	IDUs Reserved	IDUs with Development Application	IDUs without Development Application	IDUs Registered / Building Permit
Burlington	1,254	0	1,254	n/a
Halton Hills	0	0	0	n/a
Milton	5,323	821	4,502	n/a
Oakville	4,021	131	3,938	n/a
Total	10,646	952	9,694	n/a
Per cent of Total		9%	91%	n/a



Part 3 | Allocation Program Monitoring & Developer Interest for Capacity

3.2 | Developer Interest Survey Results



A developer survey was released in May 2025 to eligible Allocation Program participants to collect interest in converting IDUs to SDEs for the 2023 Program and/or interest in top-ups over 10 SDEs for the 2020 Program. The survey also collected information required to inform the review, prioritization and potential approval of these requests, such as the number and type of units being sought, and timing / progress to permit. For the 2025 Enhanced Growth Monitoring process, as outlined in Section 2.3 of this document, there is a limited amount of SDEs available within each Local Municipality to be reassigned.

The table and map provide an overview of Program participant interest in securing SDEs as part of the 2025 Enhanced Growth Monitoring process, as collected through the survey. Any requests that are unable to be met will have an opportunity to be resubmitted through a future annual Enhanced Growth Monitoring process.

Regional staff have commenced a review of any location-specific restraints related to each of the survey submissions which will be provided along with the full survey responses to Local Municipal staff for their prioritization and recommendations for assignment of SDEs. Regional staff will work collaboratively with local staff and affected Program participants through the process of re-assigning servicing capacity. The determination of which properties and/or the number of SDEs granted will be determined in the coming months and may be subject to prioritization against competing interests, growth priorities or location-specific limitations. It is anticipated that the reassignment of SDEs will be finalized by the end of the year.

SDEs Requested through Survey by Local Municipality

Local Municipality	IDUs Requested for Conversion to SDE	SDEs Requested as Top-Up	Total SDEs Requested
Burlington	0	0	0
Halton Hills	0	0	0
Milton	1,960	397	2,357
Oakville	1,861	106	1,967
Total	3,821	503	4,324

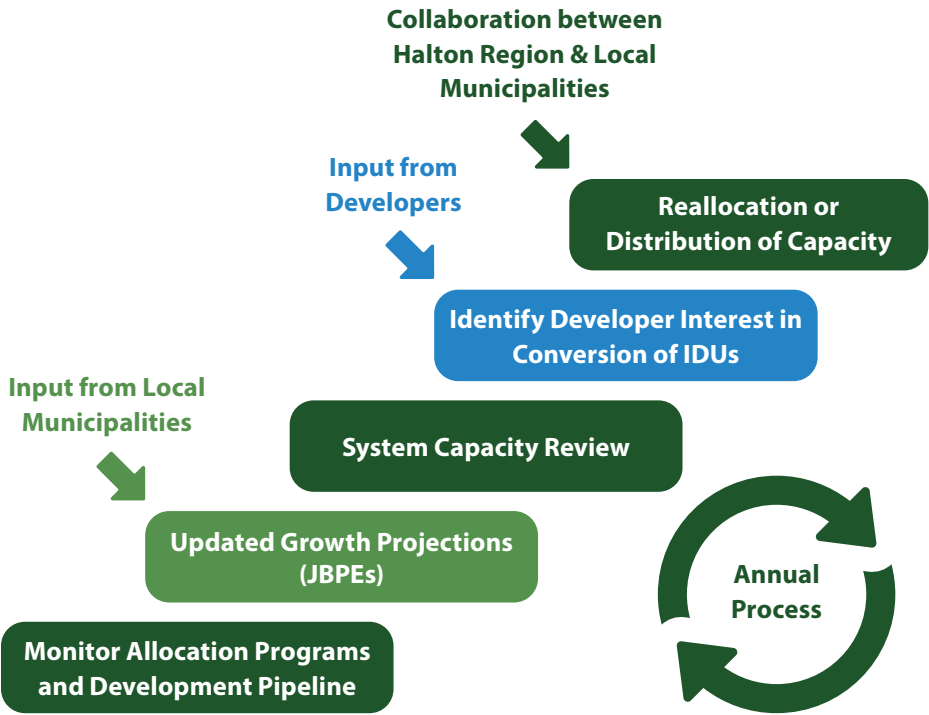
Conclusion and Next Steps

Halton Region continues to be one of the fastest growing regions in Ontario. Halton and its Local Municipalities have long-term infrastructure plans to ensure that municipal infrastructure is available to support planned growth and grow the economy in a responsible way. The Region’s Allocation Programs provide billions of dollars worth of water, wastewater and transportation infrastructure to support growth, development and new housing supply across the Region.

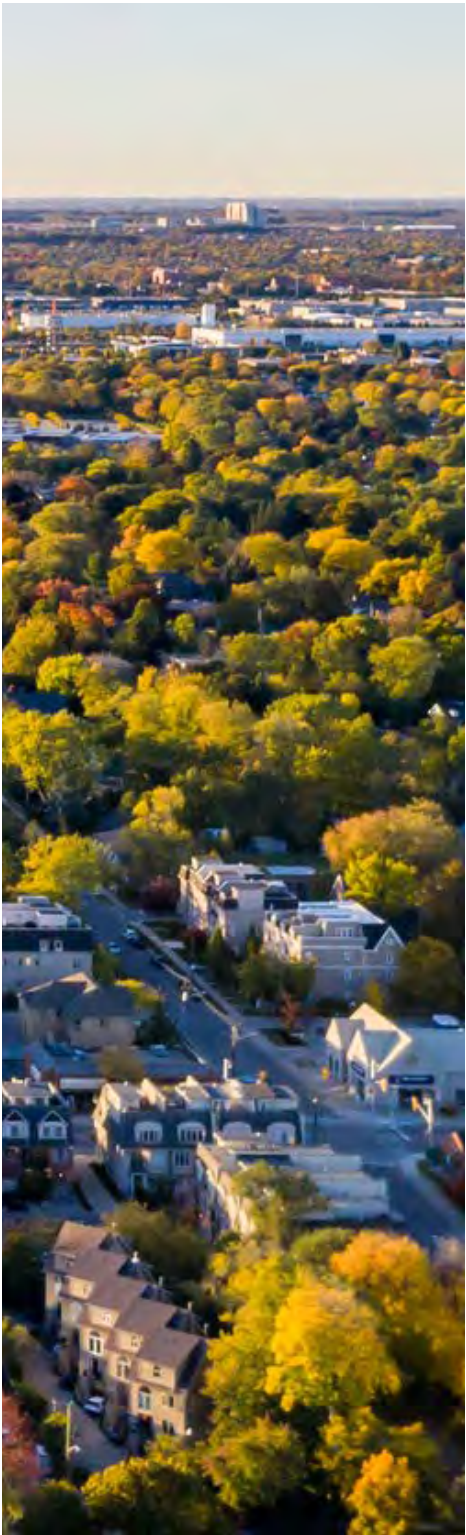
The annual Enhanced Growth Monitoring process provides a regular, fair and consistent approach to advancing requests for IDUs to be assigned servicing capacity. It will also allow key stakeholders to see the annual progress of development and uptake of the capacity assigned through all active Allocation Programs.

This is the first annual Enhanced Growth Monitoring Report produced to inform the reallocation of available water and wastewater system capacity and provide flexibility to Halton’s Allocation Programming in response to a need to expedite and support progression of residential development.

This report has been designed to follow the annual process outlined below and staff will require continued collaboration with our Local Municipal partners and development community to ensure we are working together and providing value through these efforts.



The outcomes of the prioritization and re-assignment of water and wastewater servicing capacity to 2023 Program IDUs or 2020 Program SDE top-ups will be enabled through the information provided in this report and will commence following the publication of this report.





VIA EMAIL

Monday, July 14, 2025

Corporate Services Department
Legal Services
Office of the Regional Clerk
1151 Bronte Road
Oakville, ON L6M 3L1

Samantha Yew, City Clerk, City of Burlington
Valerie Petryniak, Town Clerk & Director, Legislative Services, Town of Halton Hills
Meaghen Reid, Director, Legislative & Legal Services/Town Clerk, Town of Milton
William Short, Town Clerk, Town of Oakville

Please be advised that at its meeting held on Wednesday, July 9, 2025, the Council of The Regional Municipality of Halton adopted the following resolution:

RESOLUTION: FN-19-25 - Adoption of a New Optional Subclass for Affordable Rental Housing

1. THAT Halton Region adopt the optional subclass of affordable rental housing in respect of the new multi-residential property class effective January 1, 2026, as set out in Report No. FN-19-25.
2. THAT the optional subclass only applies to residential units that are built, or converted from a non-residential use, pursuant to a building permit that is issued after the by-law described in Recommendation #3, below, comes into force.
3. THAT Corporate Counsel be authorized to prepare the necessary by-law, to come into force on January 1, 2026, to adopt the aforesaid optional subclass in respect of the new multi-residential property class, as set out in Report No. FN-19-25.
4. THAT the Regional Clerk forward a copy of Report No. FN-19-25 and the related by-law to the City of Burlington, the Town of Halton Hills, the Town of Milton, and the Town of Oakville.

Please find attached a copy of the above-noted report and by-law 24-25 for your information. If you have any questions, please contact me at the email address below.

Sincerely,



Graham Milne

Regional Clerk

Graham.Milne@halton.ca

The Regional Municipality of Halton

Report To:	Regional Chair and Members of Regional Council
From:	Cyndy Winslow, Commissioner, Finance and Regional Treasurer
Date:	July 9, 2025
Report No.:	FN-19-25
Re:	Adoption of a New Optional Subclass for Affordable Rental Housing

Recommendation

1. THAT Halton Region adopt the optional subclass of affordable rental housing in respect of the new multi-residential property class effective January 1, 2026, as set out in Report No. FN-19-25.
2. THAT the optional subclass only applies to residential units that are built, or converted from a non-residential use, pursuant to a building permit that is issued after the by-law described in Recommendation #3, below, comes into force.
3. THAT Corporate Counsel be authorized to prepare the necessary by-law, to come into force on January 1, 2026, to adopt the aforesaid optional subclass in respect of the new multi-residential property class, as set out in Report No. FN-19-25.
4. THAT the Regional Clerk forward a copy of Report No. FN-19-25 and the related by-law to the City of Burlington, the Town of Halton Hills, the Town of Milton, and the Town of Oakville.

Report

Executive Summary

- Starting in the 2026 taxation year, municipalities will have the option to reduce the municipal property tax rate for eligible affordable rental housing units by up to 35%.
- The by-law to adopt the new optional subclass must be passed by September 30, 2025 to be applicable for the 2026 taxation year. The municipal property tax rate reduction, up to 35%, for eligible affordable rental housing units can be set through the annual tax policy process.

- The new optional subclass can apply to existing and/or newly built multi-residential units provided they meet the required conditions, including meeting the definition of affordable residential unit in the *Development Charges Act, 1997* (the “DCA”).
- To be eligible for the optional subclass, the owner of the residential unit or the operator of the building is:
 - required by an Act or a federal statute to provide affordable rental housing, or;
 - required to offer the residential unit at a rent that is governed by an agreement entered into with the Federal or Provincial Governments, the local or upper-tier municipality or a local board of either of them, or;
 - a service manager as defined in the *Housing Services Act, 2011*.
- To incentivize the development of new affordable residential units in Halton and to meet the objectives of increasing housing supply and affordability, staff recommend adopting the optional subclass effective January 1, 2026 for newly built multi-residential units that meet the required conditions, including that they have been built, or converted from a non-residential use, pursuant to a building permit that is issued after January 1, 2026.
- Staff are recommending through this report, to have the necessary by-law passed by September 30, 2025 in order for the optional subclass to be in effect in 2026 for newly built multi-residential units. If approved, staff will work with the Local Municipalities to determine the recommended municipal property tax rate reduction, up to 35%, for Council’s consideration and approval through the 2026 Tax Policy Report in April.
- Staff are awaiting information from MPAC on existing multi-residential units in the multi-residential and new multi-residential property classes (i.e. residential units for which building permits were issued on or before January 1, 2026) to conduct a review, and will report back to Council with an update in the 2026 Tax Policy Report in April.

Background

On October 30, 2024, the Province released the *2024 Ontario Economic Outlook and Fiscal Review: Building Ontario For You* and announced that it would provide municipalities with the ability to reduce municipal property tax rates on certain affordable rental housing.

The 2025 Ontario Budget confirmed that starting in 2026, municipalities will have the option to reduce the municipal property tax rate for certain affordable rental housing

units by up to 35%. At the option of the Region, this reduction can apply to existing and/or newly built residential units provided they meet the definition of affordable residential units in the DCA.

On May 26, 2025, O. Regs. 73/25 and 74/25 were filed that amend certain regulations made under the *Assessment Act* and the *Municipal Act, 2001*, respectively, as follows:

- O. Reg. 73/25 amends O. Reg. 282/98 under the *Assessment Act* by adding **section 22.1.1 Affordable Rental Housing Subclass** and prescribes an optional subclass for affordable rental housing for each of the multi-residential property class and the new multi-residential property class.
- The subclass only applies if a single-tier or upper-tier municipality passes a by-law opting to have the subclass apply in respect of the multi-residential property class and/or the new multi-residential property class.
- For a subclass to apply with respect to the 2026 taxation year, the by-law must be passed by September 30, 2025.
- Municipalities may opt to have a condition apply specifying that the residential unit must have been built, or converted from a non-residential use, pursuant to a building permit has been issued for such unit after the by-law comes into force (i.e. the Region is not required to grandfather existing multi-residential units into the subclass)
- O. Reg. 74/25 amends O. Reg. 73/03, made under the *Municipal Act, 2001*, by adding **section 8.0.0.4(1) Affordable Rental Housing Subclass** to prescribe a range for the affordable rental housing subclass reduction to be between 0% and 35%, inclusive.

Discussion

The Province is taking action to make more homes available to the people of Ontario by supporting lower taxes on affordable rental housing. With the introduction of the optional subclass for affordable rental housing, municipalities have the ability to reduce municipal tax rates for affordable rental housing units that meet the eligibility criteria in the *Assessment Act*, including the definition of affordable residential unit in the DCA, as noted below.

Eligibility Criteria under Ontario Regulation 73/25

Under O. Reg. 73/25, municipalities may choose to adopt the optional subclass under the multi-residential and/or the new multi-residential property classes for eligible properties. The eligible properties must meet the following conditions as specified in the O. Reg. under subsection 22.1.1(5):

1. The land is a self-contained residential unit.

2. The residential unit meets the criteria for being an affordable residential unit set out in subsection 4.1(2) of the *Development Charges Act, 1997*.
3. The owner of the residential unit or the operator of the building in which the residential unit is located is,
 - i. Required by an Act or a federal statute to provide affordable rental housing, or
 - ii. Required to offer the residential unit at a rent that is governed by an agreement entered into with one of the following entities:
 - A. The Crown in right of Canada.
 - B. The Crown in right of Ontario.
 - C. An agency of the Crown in right of Canada or of Ontario.
 - D. The local or upper-tier municipality in which the residential unit is located or a local board of either of them.
 - E. A service manager as defined in the *Housing Services Act, 2011*.
4. In the case of the optional subclass for the new multi-residential property class, and only if the single-tier or upper-tier municipality opts to have this condition apply, the tax reduction eligibility only applies to a residential unit built, or converted from a non-residential use, where the building permit for such unit has been issued after the by-law comes into force opting to have the subclass apply within the municipality.

Affordable Residential Unit Criteria under the DCA

The criteria for being an affordable residential unit and being eligible for the new optional subclass is set out in subsection 4.1(2) of the DCA as follows:

Exemption for Affordable residential unit, rented

(2) A residential unit intended for use as a rented residential premises shall be considered to be an affordable residential unit if it meets the following criteria:

1. The rent is no greater than the lesser of,
 - i. the income-based affordable rent for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and
 - ii. the average market rent identified for the residential unit set out in the Affordable Residential Units bulletin.
2. The tenant is dealing at arm's length with the landlord.

Attachment #1 to this report provides the affordable eligibility of a residential rental unit for Halton's four Local Municipalities effective June 1, 2024.

Existing Multi-Residential Properties in Halton Region

The multi-residential property class consists of residential rental properties that have seven or more self-contained units, with a building permit issued on or before October 30, 2002. Halton Region's tax ratio for the multi-residential property class has been maintained at 2.0 since 2017, and based on the 2025 final assessment information from MPAC, there are 401 properties in the class with a total current value assessment of \$3.3 billion.

The new multi-residential property class consists of residential rental properties that have seven or more self-contained units, with a building permit issued after the by-law adopting the new multi-residential property class was passed (in Halton Region's case, after October 30, 2002).

Effective April 20, 2017, the Province mandated the new multi-residential property class with a transition ratio of 1.0, which required Halton Region to lower its tax ratio from 2.0 to 1.0 for the 2017 taxation year. Since 2017, Halton Region's tax ratio for the new multi-residential property class has been maintained at 1.0, which is aligned with the tax ratio of the residential class. Based on the 2025 final assessment information from MPAC, there are 17 properties in the new multi-residential property class with a total current value assessment of \$435.3 million.

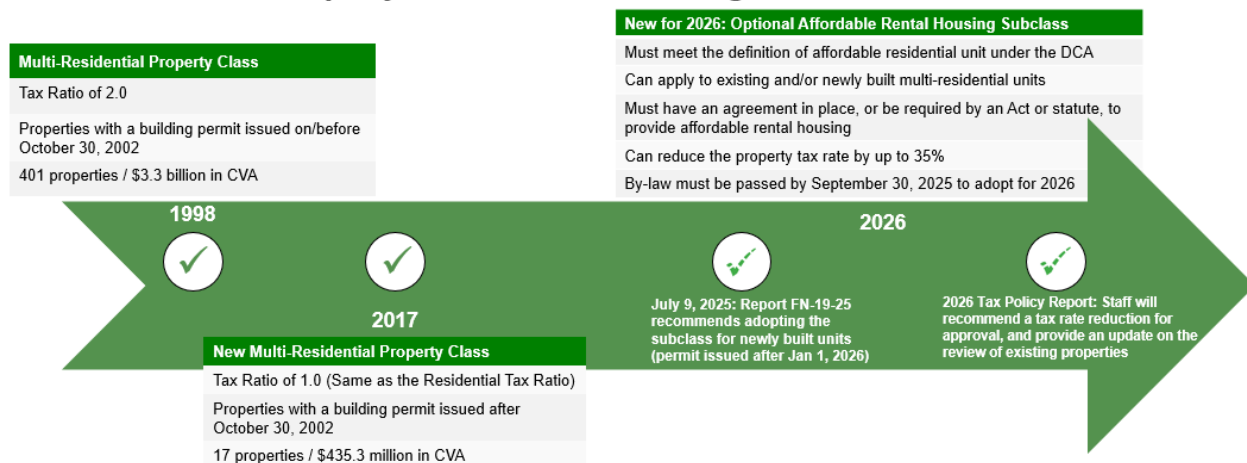
Optional Subclass and Tax Rate Reduction on newly built Multi-Residential Units

O. Reg. 74/25 amends O. Reg. 73/03 made under the *Municipal Act, 2001* by adding **section 8.0.0.4 Affordable Rental Housing Subclass** and prescribes a range for the affordable rental housing subclass reduction to be between 0% and 35%, inclusive.

To incentivize the development of new affordable rental housing in Halton and meet the objectives of increasing housing supply and affordability, staff recommend adopting the optional subclass for the new multi-residential property class effective January 1, 2026 for newly built multi-residential units that meet the required conditions, including that they have been built, or converted from a non-residential use, pursuant to a building permit issued after January 1, 2026.

An overview illustrating the Multi-Residential property classes in Halton is provided below, including the new optional affordable rental housing subclass recommended for approval through Report No. FN-19-25.

Multi-Residential Property Taxation in Halton Region



Next Steps

Staff are recommending through this report, to have the necessary by-law passed by September 30, 2025 in order for the new optional subclass to be in effect in the 2026 taxation year. If approved, staff will work with the Local Municipalities to determine the recommended municipal property tax rate reduction, up to 35%, for Council's consideration and approval through the 2026 Tax Policy Report in April.

At this time, MPAC has not communicated a process for reviewing and identifying existing multi-residential properties for optional inclusion in the new optional subclass. Staff will work with MPAC and the Local Municipalities to review the existing multi-residential units in the multi-residential and new multi-residential property classes (i.e. residential units for which building permits were issued on or before January 1, 2026). It is important to note that any reduction in tax ratios for properties within the current tax assessment base shifts the property tax burden to other property classes, primarily the residential property class. Staff will report back to Council with an update in the 2026 Tax Policy Report in April 2026.

Financial/Program Implications

Staff recommend adopting the new optional subclass of affordable rental housing for the 2026 taxation year, applicable to newly built multi-residential units that meet the required conditions, including that they have been built, or converted from a non-residential use, pursuant to a building permit that is issued after January 1, 2026. Staff will work with the Local Municipalities to review and provide a recommended municipal property tax rate reduction, up to 35%, for Council's consideration and approval through the 2026 Tax Policy Report in April.

The by-law to adopt the new optional subclass in respect of the new multi-residential property class effective January 1, 2026 accompanies this report for Council's approval.

Respectfully submitted by,

Debbie Symons
Director, Budgets and Tax Policy

Cyndy Winslow
Commissioner, Finance and
Regional Treasurer

Approved by,

Andrew Farr
Chief Administrative Officer

If you have any questions about the content of this report, please contact:
Debbie Symons – Director, Budgets and Tax Policy

Attachments:
Attachment #1 – Excerpts from Affordable Residential Units bulletin

Additional Information:

The sources listed below are for supplemental information and reference only. Halton Region is not responsible for the currency, accuracy, or legality of the content from any external links.

None

**Excerpts from the Affordable Residential Units for the Purposes of the Development Charges Act,
1997 Bulletin effective June 1, 2024 as it relates to Halton's Municipalities**

(City of Burlington, Town of Halton Hills, Town of Milton, Town of Oakville)

The [Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin](#) sets out the market-based and income-based thresholds that are to be used to determine the eligibility of a residential unit DC exemption (and local municipality exclusions from the maximum community benefits charge and parkland dedication requirements under the *Planning Act*).

Shown below, are the market-based and income-based eligibility thresholds for rental residential units applicable to Halton's four local municipalities. Effective June 1, 2024, as highlighted in yellow, for all four of Halton's municipalities, the rental threshold is market-based.

Rental Threshold	
The rent is no greater than the lesser of:	
<ul style="list-style-type: none"> Equal to 30% of income that is at the 60th percentile of gross annual income for renter households in that local municipality as determined by the Minister of Municipal Affairs and Housing, and The average market rent set out in the Affordable Residential Units bulletin 	

Average Market Rent	Burlington	Halton Hills	Milton	Oakville
Bachelor Unit	\$1,192	\$1,243	\$1,243	\$1,299
1 Bedroom Unit	\$1,621	\$1,623	\$1,451	\$1,680
2 Bedroom Unit	\$1,831	\$1,176	\$1,626	\$1,989
3+ Bedroom Unit	\$1,819	\$1,864	\$1,864	\$2,096

Income based	Burlington	Halton Hills	Milton	Oakville
Applies to all Dwelling Types	\$2,280	\$2,160	\$2,920	\$2,610

THE REGIONAL MUNICIPALITY OF HALTON

BY-LAW NO. 24-25

A by-law to opt to have the subclass in respect of the new multi-residential property class apply within the Regional Municipality of Halton.

WHEREAS certain property classes have been prescribed by the Minister of Finance pursuant to section 7 of the *Assessment Act*, R.S.O. 1990, c. A.31, as amended (the "Assessment Act");

AND WHEREAS section 22.1.1(1) of O. Reg. 282/98, a regulation under the *Assessment Act*, prescribes a subclass for the new multi-residential property class;

AND WHEREAS subsection 22.1.1(3) of O. Reg. 282/98 provides that the subclass in respect of the new multi-residential property class applies within a municipality only if the council of a single-tier or upper-tier municipality has passed a by-law opting to have the subclass apply within the municipality;

AND WHEREAS Section 22.1.4 of O. Reg. 282/98 provides that a municipality may opt to include the following condition for a residential unit to be included in the subclass: the residential unit is built, or converted from a non-residential use, pursuant to a building permit that is issued after the by-law came into force opting to have the subclass in respect of the new multi-residential property class apply within the municipality;

AND WHEREAS subsection 22.1.1(4) of O. Reg. 282/98 provides that for the subclass in respect of the new multi-residential property class to apply for the 2026 taxation year, a by-law under subsection 22.1.1(3) of O. Reg. 282/98 must be passed by September 30, 2025;


AND WHEREAS section 308 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, sets out the requirements for establishing tax ratios.


NOW THEREFORE THE COUNCIL OF THE REGIONAL MUNICIPALITY OF HALTON HEREBY ENACTS AS FOLLOWS:

1. THAT the Region hereby opts to have the subclass described in Section 22.1.1(1) of O. Reg 282/98 apply in respect of the new multi-residential property class.
2. THAT, in addition to meeting all other required conditions, as a condition for a residential unit to be included in the subclass in respect of the new multi-residential property class the unit must have been built, or converted from a non-residential use, pursuant to a building permit that is issued after the date this by-law comes into force.
3. THAT the tax ratio for the subclass in respect of the new multi-residential property class is 1.0000.

4. THAT the tax ratio for the subclass in respect of the new multi-residential property class is effective as of January 1, 2026 for the taxation year 2026 and for subsequent taxation years.
5. THAT this By-law comes into force on January 1, 2026.

READ and PASSED this 9th day of July, 2025.

A/ 
REGIONAL CHAIR


REGIONAL CLERK

Report No. FN-19-25



VIA EMAIL

July 14, 2025

Corporate Services Department
Legal Services
Office of the Regional Clerk
1151 Bronte Road
Oakville, ON L6M 3L1

William Short, Town Clerk, Town of Oakville

Please be advised that at its meeting held on Wednesday, July 9, 2025, the Council of The Regional Municipality of Halton adopted the following resolution:

RESOLUTION: CS-21-25 - Declaration of Lands Surplus to Regional Requirements, Town of Oakville (PIN: 249292190)

1. THAT in accordance with By-law No. 27-96, Regional Council declare the lands legally described as PT LT 20, CON 1, TRAF NDS DESIGNATED AS PARTS 10 & 11 ON 20R-19374 TOWN OF OAKVILLE and identified as being all of PIN 249292190 (LT), in the Town of Oakville (the "Land Parcel"), surplus to Halton Region's municipal needs and requirements.
2. THAT in accordance with By-law No. 27-96, Regional Council hereby acknowledges that Notice has been given to the public pertaining to the lands outlined in Recommendation #1 by means of listing Report No. CS-21-25 on Regional Council's July 9, 2025, meeting agenda.
3. THAT the Regional Clerk forward a copy of Report No. CS-21-25 to the Town of Oakville for information.

Please find attached a copy of the above-noted report for your information. If you have any questions, please contact me at the email address below.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Milne", written over a light blue circular stamp.

Graham Milne
Regional Clerk
Graham.Milne@halton.ca

The Regional Municipality of Halton

Report To:	Regional Chair and Members of Regional Council
From:	Bob Gray, Commissioner, Corporate Services & Corporate Counsel
Date:	July 9, 2025
Report No.:	CS-21-25
Re:	Declaration of Lands Surplus to Regional Requirements, Town of Oakville (PIN: 249292190)

Recommendation

1. THAT in accordance with By-law No. 27-96, Regional Council declare the lands legally described as PT LT 20, CON 1, TRAF NDS DESIGNATED AS PARTS 10 & 11 ON 20R-19374 TOWN OF OAKVILLE and identified as being all of PIN 249292190 (LT), in the Town of Oakville (the “Land Parcel”), surplus to Halton Region’s municipal needs and requirements.
2. THAT in accordance with By-law No. 27-96, Regional Council hereby acknowledges that Notice has been given to the public pertaining to the lands outlined in Recommendation #1 by means of listing Report No. CS-21-25 on Regional Council’s July 9, 2025, meeting agenda.
3. That the Regional Clerk forward a copy of Report No. CS-21-25 to the Town of Oakville for information.

Report

Executive Summary

- The Land Parcel fronts onto the east side of Neyagawa Boulevard between Dundas Street and Burnhamthorpe Road in the Town of Oakville.
- Halton Region acquired the Land Parcel from the Town of Oakville (the “Town”) in 2015 in support of the Neyagawa Boulevard Reconstruction project from Dundas Street to Burnhamthorpe Road West.
- Located on the Land Parcel is a drainage ditch which receives stormwater run-off from Neyagawa Boulevard and surrounding properties including a stormwater

management pond located on future development lands at 382 Burnhamthorpe Road.

- A small section of Halton Region's stormwater infrastructure is located on approximately 110 square metres of the north-end of the Land Parcel.
- The Town wishes to have the Land Parcel transferred back to its ownership so that it can increase the capacity of the drainage ditch to help facilitate stormwater management controls.

Background

The Land Parcel was acquired from the Town of Oakville on March 25, 2015, as part of land acquisitions to accommodate the Neyagawa Boulevard Reconstruction project (Project No. R2388B) from Dundas Street (Regional Road 5) to Burnhamthorpe Road West (Regional Road 27). Located on the Land Parcel is a drainage ditch which receives stormwater run-off from Neyagawa Boulevard and surrounding properties. The Town currently maintains the drainage ditch and there have been discussions between Regional and Town staff to consider transferring the Land Parcel back to the Town.

Discussion

The Land Parcel

The Land Parcel is irregular in shape and is approximately 4,473 square metres (1.105 acres) in area. The parcel is located between Neyagawa Boulevard (Regional Road No. 4) and a woodlot (Neyagawa Woods) owned by the Town. Attachment #1 is an aerial map of the area. The primary purpose of the Land Parcel is to serve as an outlet by way of a drainage ditch for stormwater run-off from Neyagawa Road and surrounding properties. Halton Region has stormwater infrastructure located on approximately 110 square metres of the north-end of the Land Parcel to tie-in to the drainage ditch.

Proposed Transfer to the Town

Halton Region and Town staff have been in discussions to consider a potential transfer of the Land Parcel back to the Town. The Town would like to widen the drainage ditch to increase its capacity to help facilitate stormwater management controls for lands in the immediate vicinity and to meet the Town's growth needs. Furthermore, the Town is currently maintaining the drainage ditch.

Prior to a potential transfer of the Land Parcel to the Town, Halton Region staff will ensure that certain considerations are addressed, to its satisfaction, including:

- (a) continued accommodation of the existing Halton Region stormwater infrastructure on the Land Parcel either by Halton Region retaining that portion of the Land Parcel or registering a permanent easement on title to the Land Parcel;
- (b) continued conveyance of stormwater run-off to the drainage ditch from Neyagawa Boulevard and Halton Region's stormwater run-off network currently tied to the drainage ditch; and
- (c) continued Town operations and maintenance of the drainage ditch at its own cost. These and other items will be addressed through a transfer agreement between Halton Region and the Town.

Next Steps

Subject to Regional Council's approval of the recommendations outlined in this report, Halton Region and Town staff will continue discussions regarding the terms for the transfer of the Land Parcel from Halton Region to the Town either in its entirety or a portion thereof. Halton Region staff will complete the transfer under delegated authority as the transfer will be at nominal cost. Upon the transfer of the Land Parcel, Halton Region will update its storm system operating maps that are sent to the Ministry of the Environment, Conservation and Parks on a yearly basis, in accordance with regulatory procedures.

Financial/Program Implications

There are no financial and/or program implications.

Respectfully submitted by,

Garett Turcott
Director of Capital Construction and
Realty Services

Bob Gray
Commissioner, Corporate
Services and Corporate Counsel

Approved by,

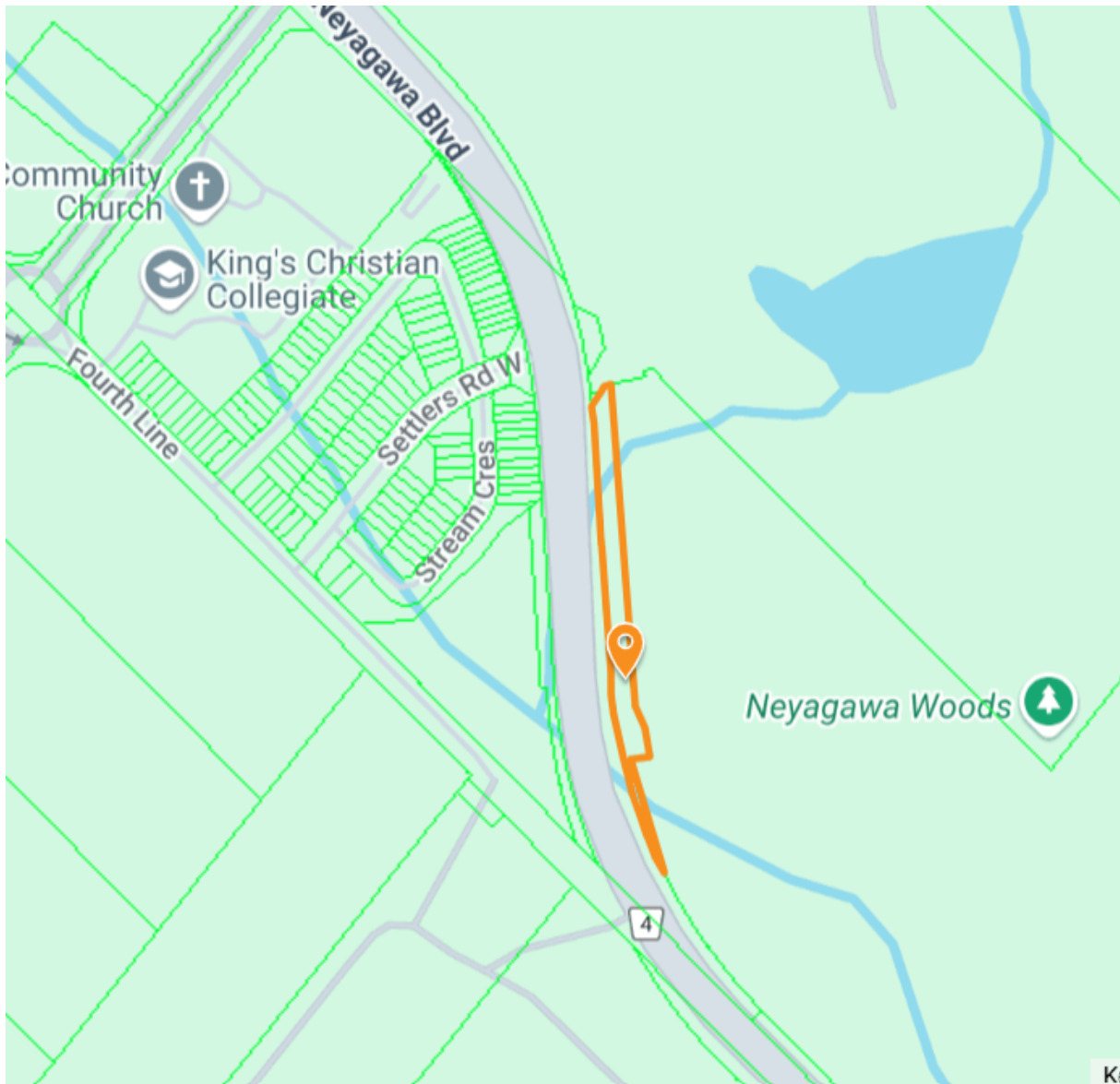
Andrew Farr
Chief Administrative Officer

If you have any questions about the content of this report, please contact:
Garett Turcott, Director of Capital Construction and Realty Services

Attachments:
Attachment #1 – Aerial Map

Additional Information:
None.

Aerial Map



Note:

The Halton Land Parcel is identified as the parcel outlined in orange.



VIA EMAIL

Monday, July 14, 2025

Corporate Services Department
Legal Services
Office of the Regional Clerk
1151 Bronte Road
Oakville, ON L6M 3L1

Chandra Sharma, President & CEO, Conservation Halton
Terri LeRoux, Acting CAO, Credit Valley Conservation
Samatha Lawson, CAO, Grand River Conservation Authority
Samantha Yew, City Clerk, City of Burlington
Valerie Petryniak, Town Clerk & Director, Legislative Services, Town of Halton Hills
Meaghen Reid, Director, Legislative & Legal Services/Town Clerk, Town of Milton
William Short, Town Clerk, Town of Oakville

Please be advised that at its meeting held on Wednesday, July 9, 2025, the Council of The Regional Municipality of Halton adopted the following resolution:

**RESOLUTION: PW- 21-25 – July 2024 Flood Response Action Update and
Recommended Enhancements to the Region-Wide Basement
Flooding Mitigation Program**

1. THAT Regional Council approve the recommended changes to the Basement Flooding Prevention Subsidy Program as outlined in Report No. PW-21-25 re: "July 2024 Flood Response Action Update and Recommended Enhancements to the Region-Wide Basement Flooding Mitigation Program", with the exception of the subsidy increases as identified in Attachment #5 to the report.
2. THAT staff be directed to report back in September 2025 on potential enhancements to the subsidy program as discussed by Council at the meeting of July 9, 2025.
3. THAT the Regional Clerk forward a copy of Report No. PW-21-25 to the City of Burlington, the Town of Halton Hills, the Town of Milton, the Town of Oakville, Conservation Halton, Credit Valley Conservation and the Grand River Conservation Authority for information.

Please find attached a copy of the above-noted report for your information. Please note that the resolution adopted by Council differs from the staff recommendation in the report. If you have any questions, please contact me at the email address below.

Sincerely,



Graham Milne
Regional Clerk

Graham.Milne@halton.ca



The Regional Municipality of Halton

Report To:	Regional Chair and Members of Regional Council
From:	Lee Anne Jones, Commissioner, Public Works
Date:	July 9, 2025
Report No.:	PW-21-25
Re:	July 2024 Flood Response Action Update and Recommended Enhancements to the Region-Wide Basement Flooding Mitigation Program

Recommendation

1. THAT Regional Council approve the recommended changes to the Basement Flooding Prevention Subsidy Program as outlined in Report No. PW-21-25 re: "July 2024 Flood Response Action Update and Recommended Enhancements to the Region-Wide Basement Flooding Mitigation Program".
2. THAT the Regional Clerk forward a copy of Report No. PW-21-25 to the City of Burlington, the Town of Halton Hills, the Town of Milton, the Town of Oakville, Conservation Halton, Credit Valley Conservation and the Grand River Conservation Authority for information.

Report

Executive Summary

- Like many municipalities across Ontario and Canada, Halton Region is experiencing more frequent, intense, and localized storms that are increasingly difficult to predict. These severe weather events can overwhelm public stormwater and wastewater systems, as well as private drainage infrastructure, leading to widespread impacts on residents and communities.
- This report outlines actions taken since the July 2024 flooding event to enhance Halton Region's wastewater system resiliency and emergency response processes.
- The Region-Wide Basement Flooding Mitigation Program focuses on building long-term resiliency in the wastewater system to handle more frequent and intense storms by reducing excessive inflow and infiltration to the wastewater system from both public and private sources.

- This report presents key findings from an in-depth analysis of the wastewater system, to inform several recommendations to strengthen Halton Region’s Basement Flooding Mitigation Program (“The Program”).
- The primary recommendations focus on reducing basement flooding through private side disconnections, which have been identified as a leading cause.
- Key recommendations include:
 - Expanding the flow monitoring program.
 - Enhancing subsidy eligibility.
 - Raising public awareness about stormwater connections to the wastewater system and their impacts.
 - Implementing a household drainage survey program.
 - Strengthening inter-agency coordination to align public infrastructure improvements with private-side Inflow and Infiltration reduction measures will also be important, particularly in high flood-risk areas.
- On-going, dedicated staff resources are required to ensure successful delivery of the Basement Flooding Mitigation Program (the “Program”).
- Pending Council approval, the Region will implement the Program changes identified in this report, including \$300,000 in retroactive payments dating back to July 15, 2024, and will update Council on the status of these initiatives as required.

Background

Like many communities across Ontario and Canada, Halton Region is experiencing more frequent and intense storms due to climate change. These extreme storms put increased pressure on public stormwater and wastewater systems as well as private drainage infrastructure, pushing the infrastructure far beyond what it was originally designed to handle and overwhelming even well-maintained systems.

Council has been updated about the severe storm events of July 2024 in two reports over the past year:

- [PW-25-24: July 15 and 16, 2024 Flood Response Update](#)
- [PW-10-25/CS-13-25: Ex-Gratia Grant Program Enhancements and Status Update on Flooding Initiatives Outlined in Report No. PW-25-24](#)

This report continues the updates to Council and recommends ways to strengthen Halton Region's approach to mitigating the impacts of basement flooding. It covers three main areas:

A. Emergency Response and Recovery After Action Review and

Recommendations: After the July 2024 storm, the Region conducted a review to identify what worked well and what could be improved in the Region's emergency response. The report outlines actions already taken, those underway, and planned improvements.

B. In-Depth Wastewater System Analysis, Key Findings and

Recommendations: A detailed analysis of the stormwater and wastewater system performance was completed to better understand the causes of the July 2024 flooding. The findings will help guide future improvements to reduce flood risk and build resilience.

C. Basement Flooding Mitigation Program ("The Program") Review and

Recommendations for Enhancements: This report recommends enhancements to further reduce inflow and infiltration contributions to the wastewater system to mitigate basement flooding risk and its impacts. These enhancements include both financial support to residents, improvements to both public and private infrastructure, and increased public outreach.

The report emphasizes that while basement flooding risk cannot be fully eliminated, a coordinated and sustained effort across all levels of government, the Region, the Local Municipalities, the Conservation Authorities and residents, can significantly reduce that risk.

Discussion

A. Emergency Response and Recovery – After-Action Review and Recommendations

As described in Report No. PW-25-24, the response to the July 2024 flooding included managing reports of flooding through Access Halton/311, operations staff response in the field, inter-agency coordination, and communications to residents. Following the initial response, flood recovery supports included administering grants, enhancing curbside waste collection, coordinating with the Canadian Red Cross, and advancing an educational campaign focused on flood mitigation.

Following the conclusion of the July 2024 flood response and recovery activities, the Region initiated a post-incident after-action review. This structured review evaluated what happened, why it happened, and identified opportunities to improve future emergency response and recovery efforts. The review involved collecting input from all involved

Regional program areas, analyzing the effectiveness of the response, identifying strengths and weaknesses, and documenting lessons learned.

The review assessed response roles and responsibilities, inter-agency coordination, communication protocols, call centre operations, and resident support services. It also evaluated data sharing practices, public messaging, and emergency response tools, with the goal of identifying gaps and opportunities for improvement.

The following is a summary of key actions being taken in these areas:

- **Online Grant Access** – A new online portal was launched May 31, 2025, for residents to report a flood and apply for a grant, providing faster financial support. For residents who prefer not to use online tools, alternative access channels remain available to ensure inclusive service delivery.
- **Flood Response Planning** – A Regional Flood Emergency Response Plan has been developed to clarify roles and improve communication. It was tested in a joint exercise on June 19, 2025, with Conservation Halton and the Local Municipalities. The exercise showed improvements in coordination between call centres and communication between Regional and Municipal responders. The new online flood reporting tool made it easier for residents to report issues and increased Access Halton's capacity to respond. Preparedness efforts such as early notifications to Access Halton and Public Works and joint coordination meetings enhanced situational awareness and flood readiness. Future efforts will focus on refining flood notification distribution and coordination meeting attendance to ensure an even more effective response.
- **Data Sharing** – Work is underway to improve access to critical information during emergencies, streamline data integration and establish standard agreements to facilitate data sharing between the Region, Local Municipalities and Conservation Authorities.
- **Call Center Response** – Strengthen Access Halton/311 ability to respond during emergencies by enhancing scripts, standardizing data collection, and improving dashboards to better support residents during floods.
- **Resident Supports** – Ongoing efforts are underway to enhance flood-related support services, improve access to resources, and strengthen recovery initiatives for affected residents.
- **Education and Outreach** – Public education and outreach are being enhanced through proactive communication, quicker notification and sharing of flood warnings, and expanded homeowner engagement programs focused on flood risk mitigation. The Region currently provides outreach, but this program needs to be scaled up significantly to more effectively reach affected residents.

A detailed description of the gaps and issues identified and the recommended actions to be taken in response is provided in Attachment #1, re: “Emergency Response and Recovery – After-Action Review”.

Halton remains committed to continuously enhancing its emergency preparedness, response, and recovery efforts. Significant improvements have already been made, and Halton’s approach will continue to be refined and strengthened. Ongoing training will ensure Halton, and its partners, are well-prepared to support residents and respond effectively to future flooding emergencies.

B. In-Depth Wastewater System Review and Key Findings

Basement flooding can occur by overland flooding, storm sewer surcharges, private drainage system overload, and wastewater sewer surcharges caused by infiltration and inflow. While some stormwater inflow is expected and designed for, the wastewater system is not designed to accommodate excessive amounts of stormwater inflow from direct stormwater connections. Many of these connections in older areas of Halton are from private property weeping tile foundation drains and downspouts, reverse grade driveways and other private rear-lot or walkout drains. These connections provide a route for stormwater to enter and overwhelm the wastewater system during extreme storm events and can result in basement flooding locally and in connected areas downstream.

In order to understand the root cause of basement flooding in July 2024, Halton Region hired GEI Consultants Canada Ltd. (“GEI”) to conduct a detailed study of how the wastewater and stormwater systems performed during that time. The goal was to identify the causes of basement flooding in 11 priority geographic areas, which accounted for 90 per cent of the reported flooding from system surcharges.

Based on the results of the in-depth analysis, the Region developed the recommended actions presented in Section C of this report. A map of the priority areas is included in Attachment #2.

GEI’s mandate was the following:

- Assess the wastewater and stormwater system performance using hydraulic modelling to identify capacity constraints or performance issues in both systems.
- Conduct hydrologic flow modelling (surface flow modelling) to simulate how stormwater moves across the land and identify flood-prone areas relative to wastewater infrastructure.
- Prepare a stormwater system impact analysis using a hydraulic model to identify factors contributing to basement flooding in the affected areas.

The following outlines key findings from the GEI’s review and subsequent analysis performed by the Region. For more detailed information refer to Attachment #3, re:

“System Performance and Flood Risk” and Attachment #4, re: “Wastewater System Response to Storm”. The Region agrees with the findings made by GEI.

1. Direct inflow from private storm drain connections is a major cause of wastewater system overload during heavy rainfall.

Wastewater systems are designed to handle a nominal amount of rainwater, about two to four times normal dry weather flow, that comes from minor leaks and cracks in infrastructure as it deteriorates over time. During the July 2024 storms, flow monitoring showed stormwater entering the system at rates up to 19 times the provincial design guideline.

Flow data showed an immediate spike after the rain started, indicating that direct inflow was the main cause of wastewater-system overload, likely from improper stormwater drainage connections from homes. Halton subsequently carried out detailed investigations in two areas of Oakville and Burlington that included smoke testing, drone testing, and video inspections during light rain events, which supported this conclusion.

In total, the Region has completed 297 Household Drainage Surveys, which is a detailed inspection of a property's stormwater and wastewater drainage systems to help identify potential basement flooding risks and recommend appropriate remediation measures.

Completed Household Drainage Surveys confirmed that there are many homes with improper drainage connections. Homes built between 1958 and 1978 were often constructed with storm drain connections to the wastewater system through downspouts and weeping tiles. Around 15,000 homes in the 11 priority areas studied were built during this time period.

2. The Stormwater system was overwhelmed, increasing surface flooding and contributing to basement flooding.

Stormwater modelling of the July 2024 storms confirmed the stormwater systems were overwhelmed in many areas. This led to increased surface flooding as roads and creeks overtopped, increasing flooding on private property. In Burlington, a blocked culvert at Highway 407 contributed significantly to surface flooding in the Cavendish Road area as well as wastewater system surcharging downstream.

When weeping tiles, foundation drains or reverse driveway drains are connected to the wastewater system, the flooding on private property enters the wastewater system rapidly, particularly when the ground is already saturated with water. These connections allow much more flow into the wastewater system than it is designed for, at rates much higher than the system can handle.

Addressing the stormwater system issues that contribute to basement flooding will require ongoing coordination and planning between the Region and Local Municipalities to improve stormwater management and related infrastructure.

Stormwater system performance to the July 2024 storm was modelled by GEI and supports the conclusion in this section. Attachment # 3 provides more detailed information on the system response and flood risk based on modelling results.

3. *Ground saturation and soil conditions were factors that contributed to flooding.*

In the days leading up to the July 2024 storm, heavy rainfall left the ground saturated, limiting its ability to absorb water, resulting in increased runoff and overland flow. Overflowing rivers and streams further caused surface water to enter homes and overwhelm private drainage systems.

The type of soil in an area also contributes to the amount of overland flooding. Highly porous soils allow water to drain into the ground quickly, while low drainage soils and hard surfaces resulting from urbanization increase the amount of surface water that can eventually make its way onto private property and then into the wastewater system as noted above.

Details on flood risks based on soil drainage classification is included in Attachment #3, Table 1.

4. *Halton's Wastewater Infrastructure is generally in very good condition and is not a significant source of Inflow and Infiltration.*

A recent review of closed-circuit camera inspections (CCTV) across the 11 priority areas found that the Region's wastewater system is generally in good to very good condition, with only a small number of minor defects noted for improvement.

GEI conducted a "rolling ball" topographic analysis to identify natural low spots and drainage paths that may contribute to surface flooding. The Region identified maintenance holes located in these high-risk areas, such as ditches and floodplains. This analysis found that approximately 0.5 per cent of maintenance holes were situated in these low-lying areas where pooled surface water could enter the system through unsealed covers or vent holes.

Overall, the findings confirm that wastewater pipes and maintenance holes are not significant contributors to inflow and infiltration within the system.

5. *Halton's wastewater treatment plants and pumping stations were not the cause of basement flooding during the July 2024 storm.*

GEI's review found no direct link between the operation of the wastewater treatment plants and pumping stations and the reported basement flooding incidents. GEI also concluded that the facilities did not cause basement flooding.

The wastewater pumping stations operated as intended, diverting the extra flow through permitted emergency overflow systems. These overflows helped prevent more serious

flooding in homes and were reported to the Ministry of the Environment, Conservation and Parks as required.

The measured wet well levels did not exceed the top of the wastewater sewers. This confirms that the surcharging occurred outside of the pumping stations. The upsizing of wastewater pumping stations will not materially resolve basement flooding issues, as the limiting factor lies in the sewer system's inability to convey the amount of stormwater that it experienced in the July storm event.

6. *Most areas will not benefit from larger sewers.*

Wastewater pipes are designed based on how much wastewater they need to carry during both dry and wet weather. Engineers consider the number of users, typical water use, and how much inflow and infiltration might enter the system during typical storms, using Provincial design guidelines. For areas of the Region that are known to have high inflow and infiltration, pipes are designed using allowances that are above the Provincial design guideline.

GEI's analysis did not identify any areas where increasing sewer size is necessary to support existing wastewater flows. Halton's Integrated Master Plan has identified some areas where accommodating forecasted growth will require upsizing sewers. The Integrated Master Plan is ongoing, and details have been presented to Council most recently in a presentation to Council on January 22, 2025.

GEI also conducted a review of the intersection hydraulics at locations where two flows converge at a 180-degree angle and exit at 90 degrees. The assessment confirmed that flow convergence at these intersections is not a contributing factor to the primary issue inflow and infiltration. Moreover, it was noted that enhancements to intersection hydraulics could create downstream surcharge conditions by pushing the problem downstream.

Increasing the size of wastewater pipes to handle extreme stormwater volumes from these intense storms is neither practical nor environmentally responsible and increases the operational complexity of the wastewater system. In many urban areas, there is not sufficient space under roads to install larger pipes. Limited right-of-way widths, pipe depth requirements and the presence of other underground utilities often make it physically impossible to fit larger pipes within the roadway. Oversized pipes also do not function well during normal dry-weather conditions. Excessively low flow can lead to blockages, odours, generation of noxious gases and higher maintenance needs.

Additionally, investing in infrastructure that remains underutilized for much of its lifespan carries significant capital and operational costs and is less efficient than strategies removing excess stormwater from entering the wastewater system in the first place.

C. Basement Flooding Mitigation Program Review and Recommendations

The Region-Wide Basement Flooding Mitigation Program focuses on building long-term resiliency in the wastewater system to handle more frequent and intense storms by reducing excessive inflow and infiltration to the wastewater system from both public and private sources.

Based on GEI's analysis, staff recommend that this program be enhanced in several areas. The analysis shows that more attention is needed on the private side, particularly in older neighbourhoods with aging private-side infrastructure and improper private storm drainage connections to the wastewater system.

The enhancements to the Program will focus on both Region-led initiatives, as well as significantly increasing the number of voluntary measures taken by the public:

- Updating private-side inflow and infiltration reduction programs, including enhancing subsidies for disconnecting downspouts and weeping tiles to encourage more homeowners to disconnect, and enhancing subsidies for repair of private wastewater laterals that connect home plumbing to the public wastewater system.
- Improving public education and outreach to raise awareness about the importance of keeping stormwater from private properties out of the wastewater system.
- Increasing wastewater system monitoring and field investigations to better understand system behaviour during storms and sources of inflow and infiltration to identify where further system improvements are required.
- Reviewing the potential to include the repair of private-side laterals in conjunction with Regional capital and maintenance programs.
- Increasing inter-agency collaboration to support implementation of flood mitigation measures.
- Dedicating additional staff resources to support the community and to undertake further actions to reduce the risk of basement flooding.

Progressive Storm Drain Disconnection Approach

Programs addressing private side inflow and infiltration reduction measures can be progressive, where each step provides a higher number of disconnections, but at higher costs and a higher degree of disruption to residents:

- **Funding and incentive-based approaches** – Programs that offer financial support, such as grants, rebates, or subsidies, to encourage voluntary adoption of lot-level solutions. This has been the approach the Region has taken to date,

with limited success in advancing only a relatively small number of disconnections.

- **Education and outreach-based approaches** – Initiatives that more proactively and directly build public awareness and promote behavioral change through workshops, campaigns, and technical guidance.
- **Mandatory disconnection requirements with targeted enforcement in high-risk areas** – By-laws requiring property owners to implement specific measures, often supported by enforcement measures such as compliance inspections or penalties, focussed on the highest risk areas.
- **Mandatory disconnection requirements with enforcement across the Region** – Expanding enforcement measures broadly throughout the Region.

Halton is currently in a funding and incentive-based approach. Despite financial incentives, participation rates in Halton remain low. Since 2016, the Program has invested over \$5 million to assist residents in disconnecting 193 downspouts and 531 weeping tiles, repairing 956 laterals, and installing 888 backwater valves.

A review of similar programs in 17 municipalities confirms that low uptake is typical for voluntary subsidy initiatives. This is due to several factors: homeowners often lack awareness of available programs, are unsure about necessary repairs, struggle to find qualified contractors, or view the repair process as inconvenient or disruptive. High upfront costs, even with subsidies, also present barriers. Additionally, many homeowners who have not experienced flooding may not feel an urgent need to act.

Most municipalities have enacted by-laws that prohibit discharging stormwater to the wastewater system, and some have enacted by-laws requiring downspout disconnection. Only a few municipalities appear to actively enforce these types of by-laws and enforcement programs vary across the province. These trends highlight the importance of designing programs that balance public engagement, financial support, and regulatory tools to achieve meaningful reductions in stormwater inflow.

While Halton's Sewer Use By-Law 2-03 prohibits the discharge of stormwater into the sanitary sewer system, Halton has relied on voluntary disconnection rather than enforcement of mandatory disconnection to date.

Staff recommend moving to an enhanced education and outreach approach at this time. This is the best balance of support for residents while ensuring more stormwater drainage connections are disconnected from the wastewater system.

If these enhanced voluntary measures do not sufficiently reduce basement flooding and private stormwater inflow, the Region may wish to consider mandatory disconnection programs, with targeted enforcement in high-risk areas.

Staff will report back to Council with details about and options for a mandatory disconnection program should the initiatives described in this report prove insufficient.

The sections that follow describe in more detail how the proposed Enhanced Basement Flooding Prevention Program will be designed and implemented.

Basement Flooding Prevention Subsidy Program Review Findings

The focus of the proposed Program is to ultimately have more homeowners reduce flood risk on their property and the entire wastewater system by providing financial support to voluntarily disconnect downspouts and weeping tiles, repair wastewater laterals, and install backwater valves. The Program will focus on the 11 priority areas as residents in these areas are at the highest risk of basement flooding.

The Region will focus on increasing homeowner participation in disconnecting private side storm drains, weeping tile foundation drains and repairing laterals in all 11 priority areas. To achieve this, a dedicated private side disconnection program will be implemented to increase voluntary participation through targeted public education, increased subsidy financial support and supporting homeowners through the permitting and construction required to properly undertake and complete disconnections.

As the Program matures and higher-risk areas are addressed, the Program can be expanded to other areas of the Region.

Halton remains committed to expanding and improving voluntary programs to support homeowners:

- **Expand Subsidy Program Eligibility**

Smoke testing and Household Drainage Surveys revealed there are other types of private storm drain connections, such as outdoor patio drains, reverse driveway drains, and exterior stairwell drains, that contribute inflow and infiltration to the wastewater system that are not currently covered by the Subsidy Program. Expanding this program to include these connections would help address overlooked sources of inflow and infiltration.

- **Increase Subsidy Program Amounts**

Financial incentives are a key driver of homeowner participation in the Subsidy Program. For property owners to take part, the available support must be sufficient to offset the cost and effort involved. Since the subsidy amounts were last updated in 2016, the cost of completing eligible work has increased significantly.

Residents that have experienced flooding have shared their experiences with staff at public meetings and one of the requests staff hear regularly is that subsidy amounts are not enough to cover the costs. Staff reviewed the last three years of invoices received from residents through the Subsidy Program and agree that the current subsidies do not cover the average disconnection invoice cost.

To ensure the Subsidy Program continues to provide value and encourage greater participation, this report recommends increasing the subsidies available to eligible property owners, as outlined in Table 1. These costs were determined by evaluating the invoice costs received by residents over the last three years and ensuring the subsidy covers the average cost of disconnection for each type of connections noted in Table 1.

Attachment #5, re: “Basement Flooding Subsidy Jurisdictional Scan and Recommended Subsidy Increases” provides more information on the recommended subsidy amounts, as well as a comparison of subsidies offered by other municipalities in Ontario. Halton currently has some the highest subsidies in Ontario and will have the highest subsidies in Ontario should Council approve the recommended amounts in Table 1.

Many residents who experienced basement flooding in July 2024 have already made disconnections and received reimbursements through the Subsidy Program. Staff recommends the subsidy amounts be made retroactive to July 2024. This will allow those residents that have experienced flooding in July and have already disconnected to receive a higher total payment where eligible.

The Region will contact those eligible residents that have received subsidy payments since July 2024 to ensure they receive the incremental difference between the current and the proposed subsidy where their payments have exceeded the current subsidy amounts. An estimated cost of up to \$300,000 will be required to make these subsidies retroactive to July 15, 2024.

Table 1: Recommended Subsidy Increases

Program	2008 Subsidy	2016 Subsidy	Proposed Subsidy
Downspout Disconnection	50% up to \$250	100% up to \$500	100% up to \$900
Weeping Tile Disconnection /Sump Pump Installation	50% up to \$1,800	100% up to \$5,000	100% up to \$6,500
Exterior Storm Drain Disconnections			100% up to \$6,500
Backwater Valve Installation	50% up to \$675	50% up to \$675	50% up to \$1,600
Wastewater Lateral Lining & Repair	-	50% up to \$2,000	50% up to \$4,000

- **Improve Contractor Quality and Oversight for Subsidy Program Work**

Many homeowners need support finding qualified contractors that can complete the work. The Region will enhance the supports that are currently offered to residents to ensure that contracting the work is not a barrier to residents disconnecting their storm drainage connections from the wastewater system. This can include providing a list of potential contractors that are pre-approved for this type of work, a guide for homeowners to

navigate the program and making staff available to support the residents through the disconnection process in an advisory role.

- **Expand Targeted Public Education and Outreach**

Increasing participation in the Subsidy Program requires raising public awareness and ensuring a clear understanding of its benefits to residents. To support this goal, the Region is advancing a series of targeted outreach initiatives, including public meetings across the Region to help residents understand local flood risks and the crucial role of disconnecting private stormwater systems.

Communications will be further strengthened through educational videos, regular updates to halton.ca/flood, enhanced online reporting and grant application tools, and collaboration with Local Municipalities, Conservation Authorities and emergency management partners to better share with our residents the role of each of these parties in flood risk mitigation. Outreach will continue to prioritize high-risk neighborhoods, supporting homeowners in disconnecting improperly connected systems and maximizing uptake of the Subsidy Program.

- **Strengthen Inflow and Infiltration Detection Through Expanded Flow Monitoring, Field Investigations, and Household Surveys**

The Region's wastewater flow monitoring program will be expanded to incorporate advanced software tools and additional strategically placed sensors to help pinpoint areas with elevated inflow and infiltration across the Region.

To further refine source identification, the Region will employ targeted field investigations, including smoke testing, drone surveys and closed-circuit television (CCTV) during dry and wet weather to detect potential sources of public and private inflow and infiltration. The Region will also continue to expand its rain gauge network, operating the Gauge-Adjusted Radar Rainfall program year-round. There are sufficient funds in the 2025 operating budget to immediately move to year-round operation of this program.

While the Region already provides Household Drainage Surveys to residents, the number of surveys completed will be scaled up to provide coverage across the 11 priority areas. Approximately 300 household drainage surveys have been completed to date, but around 15,000 homes in the 11 priority areas have high potential for storm drainage connections to the wastewater system. Connecting with residents across the 11 priority areas will be a multi-year program that will require significant on-the-ground resources to fully realize.

These household drainage surveys will provide customized homeowner guidance for corrective actions that can be supported through the Subsidy Program, including a report showing stormwater drainage connections to the wastewater system, poorly graded areas that increase flooding risk, information on how to disconnect and subsidies that are available to residents. These surveys are the best tool for residents to understand and manage the infrastructure on their private properties.

Incorporating Private-Side Lateral Repairs into Regional Wastewater Capital Replacement Projects

Homeowners are responsible for the portion of the wastewater lateral on their property, while the Region manages the portion on public property. The Region regularly invests in replacing and maintaining public wastewater infrastructure to ensure reliable and efficient service. However, many homeowners may not be aware of the condition of their lateral or know their responsibilities to maintain their lateral. When these private wastewater laterals are cracked or damaged, stormwater can seep into the ground and infiltrate the wastewater system adding pressure during heavy rainfall and increasing the risk of system surcharges and basement flooding.

Although the Region already offers a subsidy to help cover the cost of private lateral repairs, participation rates remain low (less than 2 percent). To address this, the Region is adopting a more proactive approach by incorporating private-side lateral upgrades into existing Wastewater Capital Replacement Projects.

Through this coordinated approach, homeowners will be offered the opportunity to assess and repair their private laterals while public infrastructure work is taking place in their area. Coordinating repairs with the Region's capital projects is likely the lowest cost residents will have to repair damaged laterals.

By combining these efforts, the Region aims to enhance awareness of maintenance responsibilities and available financial support and makes the repair process more convenient and accessible for residents to encourage timely homeowner action. This integrated strategy supports long-term infrastructure sustainability and helps strengthen the overall performance and resilience of the wastewater system.

Wastewater System Remediation to Reduce Inflow and Infiltration

As part of the Region's ongoing wastewater system optimization efforts, any identified defects will be assessed for the appropriate remediation and will be prioritized and executed through existing infrastructure initiatives, such as the Basement Flooding Mitigation Lining and Spot Repair Program and the State-of-Good Repair Program. These efforts align with the strategic direction outlined in the Region's Asset Management Program, ensuring that resources are allocated effectively and critical issues are addressed proactively.

While investigations have determined that submerged maintenance holes are not a major source of inflow and infiltration into the wastewater system, the Region has nonetheless initiated proactive remediation measures (lining and low-flow lids). This work is already underway and is expected to be completed by the end of 2025.

Strengthening Inter-Jurisdictional Partnerships

Reducing the risk of basement flooding requires strong collaboration between Halton Region, Local Municipalities, and Conservation Authorities. Coordinated action is essential.

Since 2016, Halton Region, the Local Municipalities, and Conservation Authorities have collaborated through an Inter-Jurisdictional Working Group to share flooding data and information and to support private-side disconnection efforts under the Region's Subsidy Program. Halton Region recommends expanding the current partnership to better integrate stormwater infrastructure upgrades with wastewater system improvements and private-side inflow and infiltration reduction efforts. This coordinated, cross-jurisdictional approach is especially critical in flood-prone areas.

To strengthen this collaboration, there is an opportunity to establish a formal policy and governance framework that would:

- Clarify roles and responsibilities for stormwater planning, project delivery, design standards, and source control;
- Promote integrated risk management and coordinated monitoring;
- Work with Chief Building Officials and inspectors to ensure awareness of Halton's Sewage Use By-Law 3-02 and Subsidy Program.
- Align capital investments and emergency response planning, focusing on high-risk areas; and
- Track and report progress on flood risk reduction and response outcomes.

The Region will continue to keep Council informed on the Working Group's progress.

Dedicated Staff Resources

The enhancements to the Basement Flooding Mitigation Program noted in this report will require additional dedicated staff, supported by external consulting firms where appropriate. While some re-prioritizing of staff has already been completed to better respond to flooding, these improvements are not sustainable in the long-term without additional staff. These additional staff will provide:

- Strategic oversight and technical expertise for the Program, including system monitoring, private-side disconnections and the Subsidy Program.
- Guidance for residents through the building permit process, supporting contractor selection and quality assurance.

- Development of standardized installation practices, inspection protocols, homeowner resources for independently sourced contractors, and supporting our residents to ensure the work is completed within standards.
- Oversight of household drainage surveys performed by contractors.
- Public engagement, including the delivery of targeted education campaigns, facilitation of community meetings, delivery of information centres, and maintenance of accessible communication channels.
- Promotion of participation in Household Drainage Surveys, the Subsidy program and raising awareness of other available municipal flood recovery supports.

A dedicated staff team will be required to build and deliver this program. Resources may be scaled to meet increasing needs, as the Region is expected to contact up to 15,000 homes in the 11 priority areas to promote participation and complete private side disconnections, beginning with the highest-risk areas on a priority basis. This is a multi-year program requiring significant resources.

One person can complete two to three household drainage surveys per day. Currently there is one dedicated resource that can be increased to three by the end of the year, as more residents request this service. Further ramping up may be required in 2026 to ensure the program to keep up with demand.

Initial staff resource needs have been identified beginning with the 2026 budget as noted in Report No. FN-17-25 re: “2026 Budget Directions”.

Summary and Next Steps

This report outlines improvements to the Region’s flood emergency response and recovery plans and presents findings from a detailed assessment of how stormwater and wastewater system response during the severe storms experienced in July 2024. The assessment identified excessive inflow and infiltration, mostly from private-side infrastructure, as the primary cause of wastewater system surcharges during heavy rainfall.

As outlined in this report, staff recommend several enhancements to the Basement Flooding Mitigation Program, broadly falling into four themes:

1. Enhance the Basement Flooding Prevention Subsidy Program.
2. Expand education, outreach, and disconnection support to the public.
3. Conduct wastewater system investigations, including private side household drainage surveys, and proceed with repairs where noted.
4. Increase coordination with Local Municipalities and Conservation Authorities.

With Council's approval, the Region will implement a number of program changes this year:

- Enhance the Basement Flooding Prevention Subsidy Program
 - Roll out the increased subsidy amounts recommended in this report.
 - Contact residents that have received subsidy payments since July 2024 to provide the incremental amount between the current and proposed subsidy amounts.
- Expand education, outreach, and disconnection support to the public
 - Develop standards and inspection protocols for foundation/storm drain disconnections, lateral repairs, and backwater valve installations.
 - Publish a new Homeowner's Guide to Hiring Qualified Contractors and enhance the Region's Authorized Contractors List processes and procedures.
 - Prepare communication materials for targeted public meetings, including updated website content, new educational videos, and FAQs.
 - Launch targeted public engagement sessions, focusing on the high-risk areas.
 - Create a framework for the Private Side Lateral Repair Program in coordination with Wastewater Capital Projects for implementation in 2026
- Conduct wastewater system investigations, including private side household drainage surveys, and proceed with repairs where noted
 - Install five new flow monitoring devices to support system data collection and analysis.
 - Conduct field investigations in high-priority areas, including 10 km of wet weather CCTV inspections and 39 km of smoke testing/drone surveys.
 - Carry out up to 150 household drainage surveys.
 - Increase the number of staff assigned to support field investigations, household drainage surveys, and program development and implementation.
 - Complete 155 maintenance-hole lid sealings and 10 rehabilitations in low-lying areas.
- Increase coordination with Local Municipalities and Conservation Authorities
 - Collaborate with Chief Building Officials to raise awareness of Halton's Sewer Use By-Law and the Subsidy Program.

- Convene coordination meetings with Local Municipalities and Conservation Authorities to advance joint efforts and coordinate stormwater upgrades, wastewater improvements, and private-side inflow and infiltration reduction efforts in flood-prone areas.

Beginning in 2026, staff will update Council bi-annually in March and September on the ongoing progress of the Basement Flooding Mitigation Program.

Financial/Program Implications

As reported through Report No. FN-17-25 re: “2026 Budget Directions”, the 2026 Rate Budget Target includes an additional 0.5% rate increase required to support the recommended changes to the Region-Wide Basement Flooding Mitigation Program outlined in this report, including additional staff resources and enhancements to the subsidy program. The recommended resourcing plan, as well as any other operating and capital budget requirements to support this program, will be brought forward for Council’s consideration in the 2026 Budget and Business Plan.

There is an estimated impact of \$300,000 to provide retroactive payments related to the enhanced subsidy back to July 15, 2024. Upon approval of this report, The Region will monitor the uptake of the enhanced subsidy program in 2025, and the actual impact of the retroactive payments, and provide an update on the projected variance in the August variance report.

Respectfully submitted by,

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Lee Anne Jones, P.Eng.,
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Approved by,

Andrew Farr
Chief Administrative Officer

If you have any questions about the content of this report, please contact:
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Attachments:

Attachment #1 – Emergency Response and Recovery – After-Action Review

Attachment #2 – Map of Priority Areas

Attachment #3 – System Performance and Flood Risk

Attachment #4 – Wastewater System Response to Storm

Attachment #5 – Basement Flooding Subsidy Jurisdictional Scan and Recommended Subsidy Increases

Additional Information:

The sources listed below are for supplemental information and reference only. Halton Region is not responsible for the currency, accuracy, or legality of the content from any external links.

None.

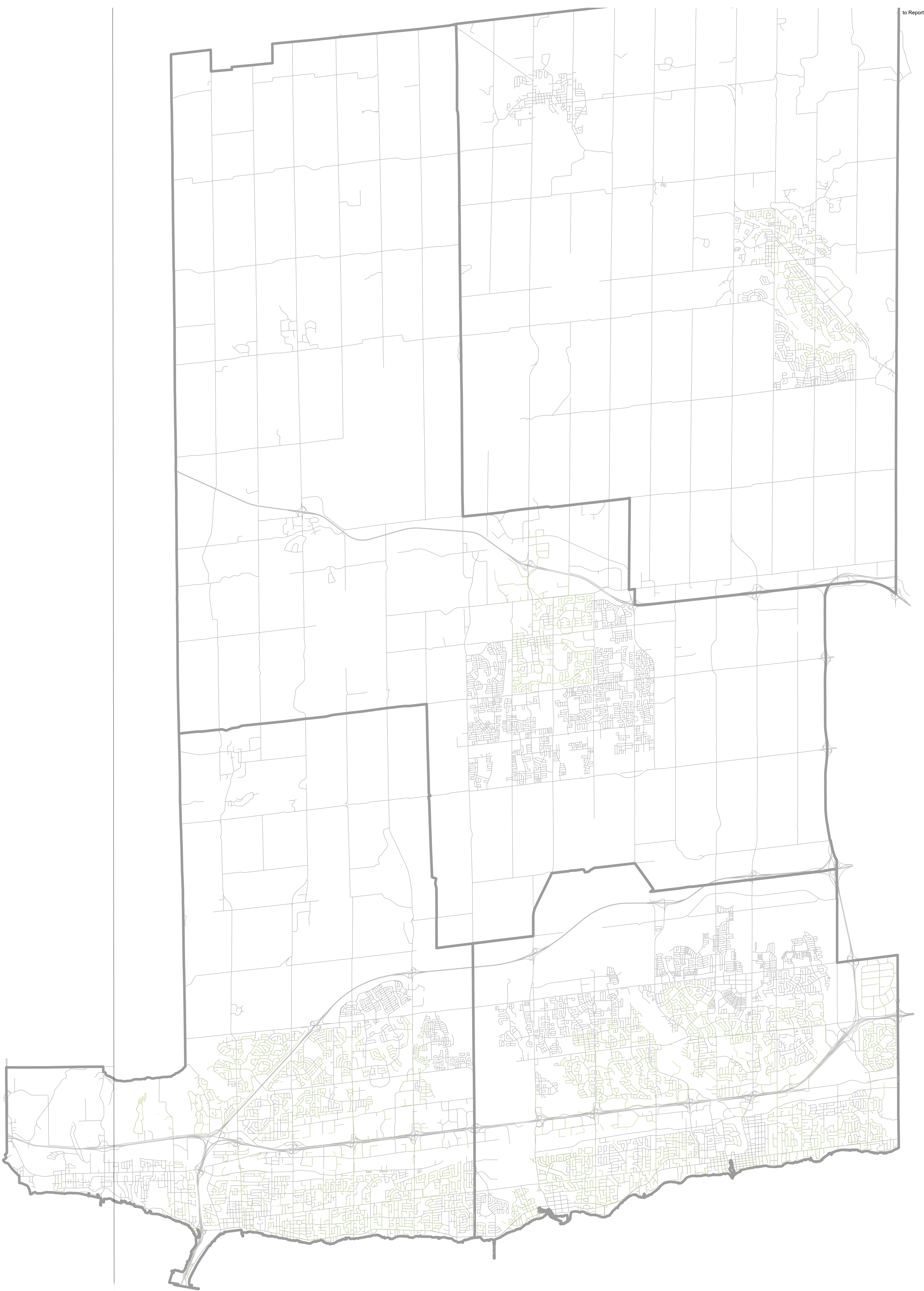
Emergency Response and Recovery – After-Action Review

The table below identifies the findings and outcomes of the post-incident after-action review undertaken to assess the Region's response to the July 2024 flooding event. It identifies the gaps/issues identified related to flood response planning, data sharing, call centre response, supports for impacted residents, and public education and outreach efforts. For each of these areas, associated actions to improve the Region's future emergency response and recovery efforts are identified.

Area	Gaps/Issues Identified	Actions
1. Flood Response Planning	<ul style="list-style-type: none"> Following the July 2024 flooding Council identified the need for a Regional flood response plan to better assist in coordinating response and recovery activities for flooding within Halton. 	Outline Flood Response Roles and Responsibilities Halton Emergency Management is finalizing a new Flood Emergency Response Plan which will set up clear roles and responsibilities for the Region and individual program areas as it relates to flooding.
		Clarify Communication and Notification Procedures This work is being undertaken as part of the development of the Regional Flood Emergency Response Plan identified above.
2. Data Sharing	<ul style="list-style-type: none"> Following the July 2024 flooding, data sharing between Region and City of Burlington was slow due to the absence of agreements regarding sharing resident data. An agreement had to be developed during the response/recovery, which took time and slowed down the response. 	Accelerate Data Sharing Through Standardized Agreements Discussions are underway to establish agreements around service levels and data sharing between the Region and Local Municipalities so information can be shared more quickly during an emergency. These efforts will also address standardizing data and improving integration of data between agency partners.
3. Call Centre Response	<ul style="list-style-type: none"> During the July 2024 flooding the Region was made aware of situations where residents contacted 	Streamline Processes for Reporting Flooding The Region has launched an online flood reporting service on halton.ca , enabling residents to quickly report basement flooding. This tool also allows residents to initiate grant applications. This online tool allows residents to report flooding without having to

Area	Gaps/Issues Identified	Actions
	<p>either Burlington or the Region and were wrongly transferred to the other organization due to gaps in the call centre scripts.</p>	<p>contact Access Halton/311, standardizes data collection, and speeds up access to flooding information to inform response and recovery efforts.</p> <p>Update Flood Response Scripts</p> <p>The scripts and processes used by Access Halton/311 have been updated to align with the new online flood reporting tool.</p> <p>Access Halton also connected with municipalities regarding expectations around call transfers. During a flood event, Access Halton will attempt a warm transfer for calls that belong to Local Municipalities directly to their contact center.</p> <p>If Access Halton is inundated with calls and there is a long wait time in the Local Municipality's queue, Access Halton staff will not be expected to wait in the queue for a warm transfer. Instead, they will inform the resident that their issue is the responsibility of the Local Municipality, provide them with the phone number and then transfer the resident directly to the Local Municipality. For example, the Town of Oakville expressed that, if preferred, callers can be provided with their email address as an alternative communication option during a flood event.</p> <p>Similarly, if there is no wait time in Access Halton's queue and the Local Municipality is not experiencing a high call volume, they will attempt a warm transfer. If this is not possible, they will transfer the call to Access Halton for regional matters.</p> <p>Improve Dashboard Capabilities</p> <p>Work is underway to implement a real time Access Halton/311 call volume dashboard (using Power BI or another visualization tool) that can be reviewed, by appropriate Access Halton staff, when trigger occurs or for ad hoc review at any time. This broader improvement will support Access Halton's call response.</p>
<p>4. Resident Supports</p>	<ul style="list-style-type: none"> Following the July flooding a number of residents were unsure of supports potentially available to 	<p>Enhance Awareness and Delivery of Supports for Residents</p> <p>Promote awareness of existing core programs in Social and Community Services, leveraging community partnerships to share information about existing programs, targeted to vulnerable residents. Develop decision making and cost sharing approach</p>

Area	Gaps/Issues Identified	Actions
	<p>them following a flood. These residents were identified during Red Cross Wellness Checks.</p>	<p>for Wellness Checks with Local Municipalities, to be activated in large-scale events such as flooding.</p> <p>Improve the Ex-Gratia Grant Program</p> <p>Enhancements to the Ex-Gratia Grant Program, now known as the “Residential Basement Flooding Grant Program” were approved by Council in April 2025 through Report No. PW-10-25/CS-13-25. These changes improve service and access by expanding eligibility and launching an online flood reporting and grant application customer portal.</p>
<p>5. Public Education and Outreach</p>	<ul style="list-style-type: none"> Experience during and following the July flooding indicated there are opportunities to strengthen targeted outreach and education, and broader public marketing efforts to increase understanding of flood causes, risk and mitigation efforts. 	<p>Improve Public Notification Process & Timing</p> <p>Processes have been refined to enable quicker public notification and sharing of flood warnings, as well as steps to take if experiencing basement or overland flooding when areas of the region experience a significant rainfall event. Messaging has been updated to reflect the new online reporting form and the new Residential Flood Grant form.</p> <p>Enhance Public Messaging on Flood Risk Reduction</p> <p>The Region is continuing to produce regular messaging, visuals, videos and other resources to increase engagement and understanding of flood causes, risks and mitigation efforts. A greater focus will be placed on educating homeowners on stormwater and wastewater systems, inflow and infiltration through direct private connections and ways for property owners to make home improvements that can reduce the risk of property and basement flooding.</p> <p>Develop a New Flooding Public Meeting Program</p> <p>A new public meeting program has been developed to provide direct communication, information, and support to homeowners in identified neighbourhoods recently impacted by flooding events and with high inflow and infiltration. This first targeted meeting took place in early June and staff will continue with targeted neighbourhood meetings throughout the Summer and into Fall 2025. Additional public meetings are being planned to invite any homeowner who would like to learn more about flood causes, risk mitigation and private-side/property remediation.</p>



System Performance and Flood Risk

The following outlines the wastewater and stormwater (major and minor) system performance and basement flood risk for the July 2024 Extreme Rainfall Event for each of the specified 11 priority areas.

Basement flooding can occur by overland flooding, storm sewer surcharges and wastewater sewer surcharges caused by inflow and infiltration of stormwater. Addressing all these flooding sources is critical to reducing the risk of basement flooding during severe rainstorms.

In the July 2024 Storm Analysis study, GEI analyzed the flood risk to residential properties in the 11 priority areas using the following parameters:

1. **Rainfall Characteristics** – Analysis based on rainfall volumes and intensities observed during the July 2024 storm. The intensity and volume of rainfall during severe weather events like the July 2024 storm pushes infrastructure far beyond what it was originally designed to handle. GEI's analysis utilized rainfall volumes and intensities in their modelling like those experienced in the July 2024 storm.
2. **Soil Drainage Class** – This parameter indicates the soil's capacity to absorb overland flow. High drainage soils allow better infiltration, while low drainage soils lead to increased surface runoff and flooding. In the days leading up to July 2024 storm event, there were several days of heavy rainfall that left the ground saturated, limiting its ability to absorb water and increasing runoff and overland flow. Details on flood risks based on soil conditions during the July 2024 storms are provided in Table 1: Wastewater System Performance and Flood Risk below.
3. **Wastewater Pipe Condition Rating** – This metric reflects the structural integrity of wastewater sewer pipes and whether their condition significantly contributed to the system response in the July 2024 storms. A recent review of camera inspections across the 11 priority areas found that the Region's wastewater system is generally in good to very good condition based on Pipeline Assessment Certification Program (PACP) condition scores, with only a small number having defects that can be improved. Details on the sewer condition rating in the 11 priority areas is provided in the attached table.

GEI's *rolling ball* analysis identified natural low spots and drainage paths where flooding is more likely to occur. Regional analysis identified about 0.5% of maintenance holes fell within these low-lying areas where surface water pooled and could enter the system through unsealed covers or vent holes. This was not found to be a major contributing factor to the system response to the July 2024 storms.

4. **Age of Homes** – GEI’s analysis focused on homes built in the 1960s and 1970s, which are more susceptible to flooding due to outdated infrastructure and improper connections to the wastewater system.

The stormwater and wastewater models were used to assess flood risk across the 11 identified priority areas. This analysis focused on three types of flooding:

- **Overland Flooding** – Defined by surface water accumulation. High risk is assigned to properties with ≥ 10 cm of flooding. These thresholds were established by GEI.
- **Storm Sewer Surcharge** – Evaluates basement flooding risk due to storm sewer overflow. High risk corresponds to surcharge levels exceeding 1.8 m (typical basement elevation).
- **Wastewater Sewer Surcharge** – Assesses risk from storm-induced inflow into wastewater systems. High risk is defined by surcharge levels above 1.8 m (typical basement elevation).

Flood Risk Assessment

The following summarizes the flood risk for each area based on the criteria used in GEI’s analysis:

1. **Burlington:** In the eight priority areas within the City of Burlington, flooding appears to occur by surface flooding and wastewater system surcharge based on the modelling. Across the eight priority areas in the City of Burlington, 58% of homes are identified as having high risk of a private-side storm connection to the wastewater sewer and a high likelihood of having direct storm drainage connections to the wastewater system based on the age of the home. Across all eight priorities areas, the modelling shows that 41% of properties are at high risk of surface flooding and 43% of storm sewers are at risk of surcharge greater than 1.8m. Given the high percentage of aged homes in the priority areas, many of which are likely to have improper private-side connections, this creates a higher likelihood of inflow and infiltration entering the wastewater system and overwhelming it beyond its design capacity.
2. **Halton Hills:** Based on the modelling, flooding in this priority area appears to occur primarily by storm system surcharge. Based on modelling, 40% of the storm sewer system is identified as high risk (exceeds 1.8m surcharge in the storm). Given the high percentage of aged homes in the priority area (72%), likely many of which have improper private-side connections, there is a higher likelihood of

inflow and infiltration into the wastewater system, overwhelming it beyond its design capacity. Evidence of this has recently been detected by undertaking CCTV surveys during periods of rainfall, which shows inflow and infiltration.

3. **Milton:** This priority area is newer than the other 10 areas. It has less aged homes (approximately 11%) and seemingly less risk of surface flooding based on the modelling and analysis (14% of properties are at high risk). Storm sewer surcharge appears to present the main cause of basement flooding during the storm. Modelling shows that 72% of the storm sewer system is identified as high risk, meaning that it will exceed 1.8m surcharge in the storm. This suggests that the basement flooding in this priority area is primarily caused by storm sewer surcharge, partly due to the shallow depth of the sewers in the area.
4. **Oakville:** In this priority area, based on the modelling, flooding appears to occur primarily by sewer surcharge. The modelling shows that 56% of the storm system is identified as high risk (exceeds 1.8m surcharge in the storm). Given the high percentage of aged homes in the priority area (76%), likely many of which have improper private-side connections, there is a higher likelihood of inflow and infiltration to the wastewater system and overwhelming it beyond its design capacity.

The GEI modelling and analysis is important in understanding the causes and risks of basement flooding across the 11 priority areas. It demonstrates that intense rainfall events are causing three main flooding types. When a large amount of rainfall occurs in a short period of time, the flows then overwhelm the storm sewers, which are designed for smaller storms. The problem is exacerbated by conditions present in July 2024, where rain events in the days leading up to the storms resulted in the ground being saturated, limiting its ability to absorb additional rainfall. When the storm sewers are overwhelmed, this can worsen surface flooding, leading to roads and creeks overtopping. In areas with older homes with more private storm connections, the surface flooding and excess stormwater makes its way into the wastewater system that is not designed to handle that much excess storm flow.

Increasing the size of wastewater pipes to handle extreme stormwater volumes from these intense storms is neither practical nor environmentally responsible and increases the operational complexity of the wastewater system. In many urban areas, there isn't enough space under roads to install larger pipes. Limited right-of-way widths, pipe depth requirements and the presence of other underground utilities often make it physically impossible to fit larger pipes within the roadway. Oversized pipes also do not function well during normal dry-weather conditions. Excessively low flow can lead to blockages, odours, generation of noxious gases and higher maintenance needs. Additionally, investing in infrastructure that remains underutilized for much of its lifespan carries significant capital and operational costs and is less efficient than strategies removing excess stormwater from entering the wastewater system in the first place.

Attachment 3 Table 1: System Performance and Flood Risk
Halton Region July Storm Analysis Study (GEI, 2025)

Municipality	Priority Area	Name	Rainfall Depth (mm)	Rainfall Intensity (mm/hr)	Soil drainage class	Sewer PACP Condition Rating 4&5 (% of pipes)	Total # of Residential Properties in the Study Area	Total # Homes Built in 1958-78	% of House Built Between 1958-78 at Risk of Flooding Due to Inflow and Infiltration	% of Properties at High Risk of Overland Flooding (Major System ≥ 10 cm of flooding)	% of Storm Sewer System at High Risk of Surge (> 1.8 m typical base-ment elevation)	% of Wastewater Sewer System at High Risk of Surge (> 1.8 m typical base-ment elevation)
Burlington	Area 1	Bonnie Court/Leigh-land/Glendor	54.4	41.2	Average drainage	0%	435	65	15%	29%	1%	83%
	Area 2	Cavendish/Tyandaga	63.6	45	Good drainage	1%	6,701	3,572	53%	44%	17%	7%
	Area 3	Fisher/Mountainside	63.6	45	Poor drainage	1%	1,800	1,350	75%	42%	55%	11%
	Area 4	Homewood Dr/Mainway/Guelph	63.6	45	Good drainage	0%	3,913	2,334	60%	37%	39%	12%
	Area 7	Elizabeth Gardens WWPS	39.1	34.3	Average drainage	6%	4,839	2,405	50%	43%	64%	1%
	Area 8	Pinedale WWPS	39.1	34.3	Average drainage	1%	2,040	1,422	70%	57%	49%	3%
	Area 9	Paletta Gardens WWPS	48.8	39.8	Good drainage	1%	1,790	1,097	61%	26%	63%	9%
	Area 10	Bromley WWPS	48.8	39.8	Average drainage	0%	1,005	817	81%	35%	59%	9%
Burlington Totals		Areas 1-4 and 7-10	---	---	---	10%	22,523	13,062	58%	41%	43%	9%
Milton	Area 5	Oak St	47.2	23.8	Average drainage	<3%	542	59	11%	14%	72%	5%
Oakville	Area 6	Belvedere WWPS	60.4	51.6	Poor drainage	<12%	233	176	76%	12%	56%	0%
Halton Hills	Area 11	Delrex/Duncan	36.6	25.8	Average drainage	<4%	2,877	2,074	72%	1%	40%	11%

Wastewater System Response to July Storms

The following outlines the stormwater (major and minor) and wastewater system response for the July 2024 Storm Event for each of the 11 priority areas, as studied and modelled by GEI.

The 11 priority areas were established based on flooding call volumes and drainage / catchment area. Burlington has eight of 11 priority areas, whereas Halton Hills, Milton and Oakville each have one priority area. The focus of analysis to date has been on residential homes across all priority areas.

A total of 1,966 properties across the Region reported basement flooding during the July 2024 storms, 1,547 of those are located within the 11 priority areas, including 1,403 in Burlington, 114 in Halton Hills, 17 in Milton, and 13 in Oakville.

There are three types of flood sources that were recorded: wastewater system backup, stormwater, and combination. Stormwater can be a result of surface flooding, storm sewer surcharge or private stormwater drainage failures. Combination means that the source of flooding was suspected to be from both the sewer system and stormwater.

The classification is critical for understanding infrastructure vulnerabilities and tailoring mitigation strategies. Wastewater system backups generally occur when the system becomes overloaded, whereas stormwater flooding happens when surface runoff surpasses the capacity of the public and private stormwater drainage infrastructure and enters buildings through openings such as windows, doors, foundation cracks or overflowing private storm drainage systems.

Combination events highlight the complexity of stormwater interactions, especially during intense weather events. The combination category refers to cases where both wastewater system surcharging and overland flow were both suspected cause of basement flooding. In addition, some reports were classified as 'Unknown', where the flooding source could not be confidently identified based on available information. Table 1 outlines the characterization of the flood type.

Table 1: 2024 Flood Basement Flooding Type

Total properties in the priority areas	Total # homes Reporting flooding July 2024	Stormwater (Overland)	Wastewater System Backup (Sanitary)	Combo	Unknown
26,175	1,547	592	759	142	54

- In Burlington, 580 of the 1,403 flooding reports were a result of overland flooding and 732 were storm-induced wastewater surcharge.

- In Oakville and Milton, the impacts were less given the number of basement flooding reports.
- In Halton Hills, most flooding reports were due to a combination of flooding from the sewer system and overland flow.

This indicates that the problem is not the Halton wastewater system alone. This problem is complex and requires Local Municipalities and Conservation Authorities to coordinate with stormwater management planning and solutions. During the July 2024 storms, basements were flooded directly by stormwater, specifically surface water, directly entering homes through doors and windows, seeping in through cracks in foundation or from private-side drainage system failures. Once inside, this water flowed into the wastewater system via floor drains and other plumbing fixtures, significantly increasing wastewater system overload and contributing to wastewater sewer backups in downstream homes. Homes with direct private-side stormwater connections to the wastewater system contributed to the excessive amounts of inflow and infiltration that significantly contributed to the system backup.

Instantaneous peaking factor is an indication of how much stormwater enters the system. It is determined by flow monitors and is a measure of peak flows versus dry weather flows in a sewer. The Region's wastewater system was designed to handle a small amount of rainwater, typically two to four times normal dry weather flow, from minor leaks and cracks that happen as wastewater sewers and laterals age over time, which permits small amounts of inflow and infiltration. During the July 2024 storm, the following peaking factors were observed by Municipality as shown in Table 2.

Table 2: Instantaneous Peaking Factor by Municipality and Area

Municipality	Burlington		Milton	Oakville	Halton Hills
Area	Area 1-4	Area 7-10	Area 5	Area 6	Area 11
Instantaneous Peaking Factor	13 to 16	9 to 11	7	24	15

These instantaneous peaking factors demonstrate a significant amount of stormwater ("peak flows") entering the systems well beyond the design capacity.

A small amount of inflow and infiltration is permitted within wastewater systems. Inflow is stormwater that enters the wastewater system through improper private storm drain connections such as downspouts, weeping tiles/sump pumps and outdoor patio drains, as well as vent holes in maintenance-hole covers when streets or ditches are flooded.

The risk of high inflow increases when the minor storm system (sewers) and the major storm system (roads, creeks, ditches) become flooded. The overland flooding makes its way into the various entry points. Infiltration is groundwater that gradually seeps slowly

into the system through cracks and joints in public or private wastewater sewers. When groundwater and surface water surround a home, private drainage systems can be overwhelmed, flooding the home with water. This water can enter the wastewater system through basement floor drains, quickly overwhelming the wastewater system.

The Province of Ontario guideline allows for a limited amount of stormwater and groundwater inflow and infiltration (0.28 litres per second, per hectare, or L/s/ha) to enter the sanitary system through inflow and infiltration, typical through cracks in wastewater pipes, maintenance holes and laterals as this infrastructure ages over time. During the July 2024 storm, the following peak inflow and infiltration levels were observed:

Table 3: Peak Inflow and Infiltration levels by Municipality and Area

Municipality	Burlington		Milton	Oakville	Halton Hills
Priority Area	Area 1-4	Area 7-10	Area 5	Area 6	Area 11
How many factors above the Provincial Limit (L/s/ha) was The Flow in the Area	7 to 19	7 to 17	5	14	9

These results show that inflow and infiltration levels during the storm were far beyond what the system is designed to handle, overwhelming the wastewater sewer capacity and contributing to basement flooding in affected areas.

A recent review of camera inspections across the 11 priority areas found that the Region’s wastewater system is generally in good to very good condition, with only a small number having defects that allow inflow and infiltration to enter the wastewater system. Flow monitoring data during rain events indicate that a large percentage of the wet weather flow entering the system is quick response, which suggests direct, private connections from homes are the biggest contributing factor of inflow and infiltration.

Homes built between 1958 and 1978 were often constructed with storm drain connections to the wastewater system, such as downspouts and weeping tiles. Over the 11 priority areas, it is estimated that 15,371 of the 26,175 homes were built in this period – a breakdown by Local Municipality is below:

- Burlington estimate: 13,062 of 22,523 properties (58%)
- Halton Hills estimate: 2,074 of 2,877 properties (72%)
- Milton estimate: 59 of 542 properties (11%)
- Oakville estimate: 176 of 233 properties (76%)

While Milton is lower than the others, there is a high likelihood of direct storm connections from homes to the wastewater system.

The Region has continued to build upon the existing Basement Flooding Mitigation Program by conducting household drainage surveys and offering financial subsidies to homeowners to financially support disconnection efforts. To date, the uptake in the existing program has been low. There have been 297 voluntary household drainage surveys completed, which is less than 2% of the homes across the 11 priority areas. In summary, reduction efforts are as follows:

Table 4: Private Side Inflow and Infiltration Reduction Efforts and BWV installations

Weeping Tiles Disconnected	Downspouts Disconnected (Subsidy & Targeted)	Private Side Lateral Repaired	Back Water Valve Installations
523	1,822	277	698

Subsidy program enhancements and expanded outreach and education are expected to help increase public participation and program uptake.

It should be noted that these efforts cannot be completed by the Region in isolation. Modeling and analysis show that surface flooding during severe storm events plays a significant factor in basement flooding. This requires broader interagency collaboration with the Local Municipalities and Conservation Authorities for stormwater management and flood resiliency.

**Attachment 4 Table 5- Wastewater System Response to Storm
Halton Region July Storm Analysis Study (GEI, 2025)**

Municipality	Priority Area	Name	Incident Date	Total Properties in Study Area	Total # Homes Reporting flooding within 11 Priority Areas July 2024	Repeat Flooding (2014 & 2024)	July 2024 Basement Flooding Type				WW System Response to Storm				
							Storm-water	Wastewater Sewer Backup	Combo	Un-known	Rainfall Depth (mm)	Rainfall Intensity (mm/hr)	Max Peaking Factor 3-7 = Expected (green) 8-15 = Significant (yellow) >15 = Extreme (red)	Max Peak Unit RDII (L/s/ha) <0.28 = Low (green) 0.28-0.80 = Significant (yellow) >0.8 = Extreme (red)	Times the Provincial Limit (0.28 L/s/ha)
Burlington	Area 1	BonnieCourt/Leighland/Glendor	15-Jul	435	137	4	11	120	3	3	54.4	41.2	16	2.68	10
	Area 2	Cavendish/Tyandaga	15-Jul	6701	327	22	204	101	10	12	63.6	45	13	1.83	7
	Area 3	Fisher/Mountainside	15-Jul	1800	252	41	90	152	7	3	63.6	45	13	5.31	19
	Area 4	Homewood Dr/Mainway/Guelph	15-Jul	3913	389	131	157	210	11	11	63.6	45	N/A	N/A	N/A
	Area 7	Elizabeth Gardens WWPS	15-Jul	4839	113	68	49	54	6	4	39.1	34.3	10	4.65	17
	Area 8	Pinedale WWPS	15-Jul	2040	93	64	30	54	5	4	39.1	34.3	9	3.59	13
	Area 9	Paletta Gardens WWPS	15-Jul	1790	54	33	27	19	3	5	48.8	39.8	11	2.03	7
	Area 10	Bromley WWPS	15-Jul	1005	38	24	12	22	0	4	48.8	39.8	10	4.03	14
Burlington	Areas 1- 4 and 7 - 10 Totals		15-Jul	22,523	1403	387	580	732	45	46	---	---	---	---	---
Milton	Area 5	Oak St	16-Jul	542	17	0	0	15	1	1	47.2	23.8	7	1.28	5
Oakville	Area 6	Belvedere WWPS	15-Jul	233	13	0	1	12	0	0	60.4	51.6	24	3.87	14
Halton Hills	Area 11	Delrex/Duncan	16-Jul	2877	114	0	11	0	96	7	36.6	25.8	15	2.38	9
Total				26175	1547	387	592	759	142	54					

Attachment 4 – Table 6: Private Side Inflow and Infiltration Sources and Reduction Progress
Halton Region July Storm Analysis Study (GEI, 2025)

Municipality	Priority Area	Name	Total Properties in Study Area	Private Side Inflow and Infiltration Sources								Private Side Inflow and Infiltration Reduction						2024 Flooded homes with BWV
				Total # Homes between 1958 - 78	% of Homes between 1958 - 78	Total HHDS Completed	Uptake in HHDS Aged Homes between 1958 - 78	# of Homes Confirmed WT Connections	Known Leaky Private Laterals (based on HHDS)	Known Exterior Stormwater Drains (based on HHDS/drone survey)	Known outside drains - Reverse drive-ways (based on HHDS/drone Survey)	WT Dis-connects	Down-spouts Disconnects (Subsidy only)	Down-spouts Disconnected (TDDP only)	Down-spouts Disconnected (Subsidy & TDDP)	Private Side Lateral Repair	BWV	
Burlington	Area 1	Bonnie Crt/Leighland/Glendor	435	65	16%	15	23%	6	2	25	2	9	0	0	0	8	16	5
	Area 2	Cavendish/Tyandaga	6701	3,572	56%	20	1%	8	8	1	None	29	11	178	189	41	60	3
	Area 3	Fisher/Mountain-side	1800	1,350	77%	28	2%	21	5	None	1	70	24	121	145	39	75	18
	Area 4	Homewood Dr/Mainway/Guelph	3913	2,334	63%	36	2%	21	11	None	1	51	30	328	358	40	88	15
	Area 7	Elizabeth Gardens WWPS	4839	2,405	51%	72	3%	54	18	6	1	149	50	207	257	76	176	26
	Area 8	Pinedale WWPS	2040	1,422	71%	41	3%	38	2	None	1	76	39	257	296	17	89	18
	Area 9	Paletta Gardens WWPS	1790	1,097	63%	24	2%	18	3	1	None	65	39	229	268	12	97	8
	Area 10	Bromley WWPS	1005	817	84%	43	5%	35	9	None	None	55	35	117	152	25	69	7
Burlington	Areas 1- 4 and 7 - 10 Totals		22523	13062	60%	279	2%	201	58	33	6	504	228	1437	1665	258	670	100
Milton	Area 5	Oak St	542	59	14%	2	3%	0	None	None	None	2	0	0	0	5	4	0
Oakville	Area 6	Belvedere WWPS	233	176	78%	3	2%	1	None	19	11	1	0	10	10	2	4	1
Halton Hills	Area 11	Delrex/Duncan	2877	2,074	74%	13	1%	8	5	None	None	16	4	143	147	12	20	2
Total			26175	15371		297	0.2%	210	63	52	17	523	232	1590	1822	277	698	103

Basement Flooding Subsidy Jurisdictional Scan and Recommended Subsidy Increases

Jurisdictional Scan Review

The Region's consultant, GEI, undertook a jurisdictional scan for flooding-related subsidies (see attached Table-1: Sample of Municipal Subsidy Programs) and found the subsidy amounts and eligibility varied considerably between municipalities. Halton's existing subsidy amount offered is at the higher end of the maximum subsidies offered among other municipalities in Ontario.

This jurisdictional scan helped inform the Region's recommendations for increased subsidy, aimed at encouraging subsidy uptake.

Rationale for Recommended Subsidy Program Expansion and Increases

Financial incentives are a key driver of homeowner participation in the Subsidy Program. For property owners to take part, the available support must be sufficient to offset the cost and effort involved. Since the subsidy amounts were last updated in 2016, the cost of completing eligible work has increased significantly. The recommended subsidy increases shown in Table-2 are based on the jurisdictional scan and recent invoices from existing homeowners.

Table-2: Recommended Subsidy Increases

Program	2008 Subsidy	2016 Subsidy	Proposed Subsidy
Downspout Disconnection	50% up to \$250	100% up to \$500	100% up to \$900
Weeping Tile Disconnection /Sump Pump Installation	50% up to \$1,800	100% up to \$5,000	100% up to \$6,500
Exterior Storm Drain Disconnections			100% up to \$6,500
Backwater Valve Installation	50% up to \$675	50% up to \$675	50% up to \$1,600
Wastewater Lateral Lining & Repair	-	50% up to \$2,000	50% up to \$4,000

Weeping tiles, sump pumps and downspout disconnection subsidies are recommended to be paid in full, up to a maximum amount. These disconnections have a broader community benefit in reducing inflow and infiltration and contribute significantly to the risk of basement flooding. Private side lateral repairs and backwater valve installations are recommended to be paid at 50%, up to a maximum amount, as there is an individual benefit to the property owner but also a benefit to the public system.

- **Downspout Disconnection:** The recommended proposed subsidy is 100% of the invoice cost to a maximum of \$900. Reviewing the last 3 years of invoices received through the subsidy program, 75% of all invoices received are below approximately \$850. \$850 is also in line with the average invoice cost. Providing 100% of up to \$900 will cover the full costs for most residents to disconnect.
- **Weeping Tile Disconnection /Sump Pump Installation:** The recommended proposed subsidy is 100% of the invoice costs to a maximum of \$6500. Reviewing the last three years of invoices received through the subsidy program, 80% of all invoices are below approximately \$6500. Weeping tiles and sump pumps have a major impact on basement flooding, so this high level of support is essential to encourage disconnection.
- **Exterior Storm Drain Connections:** Exterior stormwater connections such as reverse driveway drains or basement walkout drains that are connected to the wastewater system are not currently covered by the subsidy program but are significant contributors to inflow and infiltration. The proposed subsidy amount for these connections is 100% up to a maximum of \$6,500, in line with the weeping tile disconnection subsidy as the work is very similar in scope.
- **Backwater Valve Installation:** The recommended proposed subsidy is 50% of the invoice costs to a maximum of \$1,600. Reviewing the last three years of invoices received through the subsidy program, the average cost to install a backwater valve was \$3,200. As backwater valves are a benefit to the homeowner and does not reduce inflow and infiltration, covering 50% of the average invoice cost is proposed. Since the average invoice cost is \$3,200, the Region is proposing to cover half the invoice up to a maximum of \$1,600.
- **Wastewater Lateral Lining & Repair:** The recommended proposed subsidy is 50% of the invoice costs to a maximum of \$4,000. Reviewing the last three years of invoices received through the subsidy program, the average cost of repair was \$8,000. Although the lateral is the sole responsibility of the homeowner, its repair benefits the municipal wastewater system by reducing inflow and infiltration. Therefore, it is proposed that 50% of the average invoice cost be covered. Since the average invoice cost is \$8,000, the Region is proposing to cover half the invoice up to a maximum of \$400.

Attachment 5 Table-1: Sample of Municipal Subsidy Programs

Municipality	Tier	Max. Subsidy	Eligibility	Backwater Valves	Weeping Tile	Lateral	Downspouts
Halton Region (Current)	Upper	\$8,175		50% up to \$675	100% up to \$5000	50% up to \$2,000	100% up to \$500
City of Markham	Lower	\$9,500	Pre Application Post Inspection for approval Property must be in known flood location	100% up to \$1,750 indoor 100% up to \$2,000 outdoor	100% up to \$5,000	100% up to \$2,500	80% up to \$500 if eligible; must be disconnected from sanitary for other subsidy eligibility
City of Mississauga	Lower	\$7,500	Detached home, semi-detached home, duplex or townhouse, no outstanding taxes	-	100% up to \$6,000	None	\$125 each up to \$500
City of London	Single	\$7,200*	Residential homes, basement has flooded or live in flood-prone area	90% up to \$1,800	90% up to \$4,000		None
City of Welland	Lower	\$6,000	Pre and Post inspection	100% up to \$6,000		None	None
City of Niagara Falls	Lower	\$5,200	Single detached home, appointment with City to determine if eligible	100% up to \$1,200	100% up to \$4,000	None	None
City of St Catharines	Lower	90% to \$5,000	Single-detached residential homes (including duplexes, triplexes, etc.), built before 2012	90% up to \$5,000	90% up to \$5,000	None	None

Municipality	Tier	Max. Subsidy	Eligibility	Backwater Valves	Weeping Tile	Lateral	Downspouts
City of Brantford	Lower	\$5,000	Not new construction, done by licensed contractor	80% to \$3,000 indoor 80% to \$5,000 outdoor	100% up to \$4,000	50% up to \$2,000	100% up to \$500
Town of Fort Erie	Lower	\$4,500	Appointment required to verify eligibility. Post inspection by Town staff	100% up to \$4,500			
City of Greater Sudbury	Single	\$4,475	Residential home Pre and Post City Inspection	75% up to \$1,500	75% up to \$1,875	50% up to \$1,100	Eavestrough extenders \$10 each up to \$40 2 x rain barrels 50% up to \$60
City of Toronto	Single	\$3,400	Single-family, duplex, triplex or fourplex, existing residential home, disconnected downspouts, paved areas in compliance with zoning by-law, no outstanding taxes	80% up to \$1,250	80% to \$2,150	None	Up to \$500 for low-income seniors or low-income with disability
City of Kingston	Single	\$3,000	Single family detached home, semi-detached home, row-house, duplex or triplex; compliant with Ontario Building Code, Sewer Use Bylaw	75% up to \$1,200	75% up to \$1,400 50% up to \$1,000 to cap foundation drain	None	None

Municipality	Tier	Max. Subsidy	Eligibility	Backwater Valves	Weeping Tile	Lateral	Downspouts
City of Windsor	Single	\$3,500	Single family or duplex home	100% up to \$1,450	100% up to \$2,400	50% up to \$4,000 (separate rebate)	Free disconnection by City for Residential, mandatory by by-law,
City of Hamilton	Single	\$2,000	Residential homes built before 2012	\$500 or up to \$2,000 with other works	100% up to \$2,000	None	\$75 per downspout if done with other subsidy works
City of Ottawa	Single	\$1,950	Residential homes built before 2012 (BWV mandatory on new homes in 2011)	100% up to \$700	\$1,250	None	75% up to \$1,000; all rainwater management rebates up \$5,000
Region of Peel	Upper	\$1,500	BWV if proof of flooding	60% up to \$1,500	None	None	Free by Region if connected to sanitary (Region program by target neighbourhood)
City of Vaughan	Lower	\$750	For existing homes only	100% up to \$750	None	None	None
Region of Durham	Upper	\$3,000 interest free loan (3 yrs)	Residents with basement flooding due to sewer backup	\$3,000 interest free loan (3 yrs) for properties with basement flooding due to sewer backup	\$3,000 interest free loan (3 yrs) for properties with basement flooding due to sewer backup	No	No
*Sewage ejector pump & tank \$6,000 instead of BWV; Battery back-up for new sump pump \$1,400							



VIA EMAIL

Monday, July 14, 2025

Corporate Services Department
Legal Services
Office of the Regional Clerk
1151 Bronte Road
Oakville, ON L6M 3L1

Chandra Sharman, President/CEO, Conservation Halton
Samantha Yew, City Clerk, City of Burlington
Valerie Petryniak, Town Clerk & Director, Legislative Services, Town of Halton Hills
Meaghen Reid, Director, Legislative & Legal Services/Town Clerk, Town of Milton
William Short, Town Clerk, Town of Oakville

Please be advised that at its meeting held on Wednesday, July 9, 2025, the Council of The Regional Municipality of Halton adopted the following resolution:

RESOLUTION: CA-11-25 – Service Delivery Updates

1. THAT Regional Council approve the following regarding forestry services:
 - a. that the Region continue to administer By-law No. 121-05 (the Tree By-law);
 - b. that the Region continue to manage the Halton Regional Forests; and,
 - c. that Regional staff continue to work with Conservation Halton to identify and implement approaches that increase collaboration and the efficient management of adjacent forested lands.
2. THAT upon approval of Recommendation #1 above, Regional Council authorize the disclosure of Confidential Report No. CA-11-25 and Confidential Attachment #1 to Report No. CA-11-25.
3. THAT the Regional Clerk be directed to notify the City of Burlington, the Town of Halton Hills, the Town of Milton, the Town of Oakville, and Conservation Halton about Regional Council's resolutions as approved through Confidential Report No. CA-11-25.

If you have any questions, please contact me at the email address below.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Milne", written over a light blue circular stamp.

Graham Milne
Regional Clerk
Graham.Milne@halton.ca

Town Clerks

From: AMO Communications <communicate@amo.on.ca>
Sent: Thursday, July 10, 2025 10:00 AM
To: Town Clerks
Subject: [EXTERNAL] AMO Watchfile - July 10, 2025

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Council Info



July 10, 2025

In This Issue:

AMO/Oxford Economics webinar on Navigating Economic Headwinds - July 30.
Webinar on Municipal Tariff Cost Estimation Tool - July 16.
Provincial consultations on Electricity Transmission Planning.
Rural Ontario Development Program opens for applications.
Understanding Ontario's excess soil regulation webinar - July 24.
Ontario's premier municipal event - AMO 2025 Conference - Register today.
AMO pre-conference workshop line up - Check it out!
AMO's *Guide to Delegation Meetings*: Be prepared for your ministerial delegations.
AMO's Trade and Tariff Forum - October 24.
AMO's second annual Healthy Democracy Forum - October 18-19.
Upgrades needed: Federal deadline for PCB light ballasts.
AMCTO-Mitacs Municipal Innovation Internship Program.
Careers.

AMO Matters

The Navigating Economic Headwinds webinar will present Oxford Economics' economic outlook, focusing on how global and Canadian macro-economic trends impact Ontario municipalities. Aimed at municipal elected officials. [Register over Zoom](#).

At this OPBA webinar, AMO staff will present a new tariff impact modelling tool developed by Oxford Economics to support public sector organizations in capital planning and procurement activities. [Register over Zoom](#).

Provincial Matters

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.

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 until September

24, 2025.

The webinar: Understanding Ontario's Excess Soil Regulation's Notice Filing Requirements as a Municipality, July 24, developed for municipalities, is co-hosted by the Resource Productivity and Recovery Authority and the Ministry of the Environment, Conservation and Parks. [Register here](#).

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. The [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](#).

We are pleased to be hosting the second annual AMO Healthy Democracy Forum October 18-19 at the [Westin Harbour Castle Hotel](#) in Toronto. This year's discussions will focus on strategies to encourage and increase voter turn out, candidate attraction and retention as well as promoting civility and confronting harassment in Ontario's municipalities. For more information and to register [click 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*

AMO's Municipal Workforce Development Project is proud to support the AMCTO-Mitacs Municipal Innovation Internship Program (MIIP). If you are or know a full-time student looking to build a career in local government, [apply here](#).

Careers

[Director, Human Resources](#) - Town of Oakville. Closing Date: August 8, 2025.

[Director of Strategic Initiatives & Communications](#) - City of Greater Sudbury. Closing Date: July 23, 2025.

[Senior Project Manager - Ministry of Municipal Affairs and Housing](#). Closing Date: July 28, 2025.

[Administrator, Government Relations and Advisor](#) - Town of Aurora. Closing Date: July 21, 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](#)

[Media Inquiries](#)

[Municipal Wire, Career/Employment and Council Resolution Distributions](#)



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This email was sent to townclerk@oakville.ca.

To continue receiving our emails, add us to your address book.

Town Clerks

From: AMO Education <events@amo.on.ca>
Sent: Thursday, July 10, 2025 1:01 PM
To: Town Clerks
Subject: [EXTERNAL] Managing Communications Through Crisis Workshop

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Council Info



Managing Communications through Crisis

Municipally elected officials are always at the front lines of their community. And during crisis, even more so.

Crisis can come in many shapes and sizes: fire, flood and the unforeseen, and they can happen at any time. Knowing how and when to respond is critical.

AMO has partnered with [The Loomex Group](#) on an interactive, two-day course focusing on teaching participants to manage all aspects of crisis communications during an emergency. This training provides attendees with techniques to effectively and proactively communicate with community and media. Participants will learn how to be comfortable with managing local, national, digital and social media to get messages heard.

This workshop includes analyzing and learning from current events including developing, mastering and delivering your own messages.

Here are some of the things offered through this important, practical workshop:

- Engage in strategic communications with the media and public with confidence
- Knowledge of how to use social and traditional media to monitor and respond to public inquiries
- Understand the importance of communications during an emergency
- Learn how to prepare spokespeople for media inquiries and interviews
- Learn how to organize press conferences
- Demonstrate how to prepare organized and concise communications during a crisis.

For a full description of this workshop, click [here](#).

Limited to 20 participants

Date: October 8-9, 2025 (This is a two day workshop running from 11:00am - 3:00pm)

- \$500 +HST(Individual registration only. For group rates, contact events@amo.on.ca)
- \$75 +HST cancellation fee

Register Here

Inquires: events@amo.on.ca

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Town Clerks

From: AMO Events <events@amo.on.ca>
Sent: Saturday, July 12, 2025 8:00 AM
To: Town Clerks
Subject: [EXTERNAL] AMO 2025: Concurrent Session Highlights

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Council Info



AMO 2025 Concurrent Session Highlights

August 17 – 20, 2025, Ottawa, ON

AMO is happy to announce additional concurrent session updates for AMO 2025 in the City of Ottawa August 17-20.

View the [full program](#) for a list of all concurrent sessions.

Concurrent Session Highlights

Here are only three of the many concurrent sessions at this year's event:

- **Partnerships to Develop the Municipal Staff Talent Pipeline**

Recruitment and retention continue to be critical challenges facing municipalities across Ontario. This session will explore how partnerships in work-integrated learning, sector-specific training, and professional development are helping to build a resilient and future-ready workforce. Hear from leaders in education, training, and professional associations about innovative approaches that connect emerging talent with municipal careers, support upskilling, and strengthen local capacity.

- **Libraries for Community Impact and Childhood Development**

Libraries play a critical role for communities and for childhood development. They provide a range of relevant services beyond traditional book lending, including acting as community hubs especially when other social and education infrastructure is lacking. There is a clear value proposition that can be leveraged for community impact with government support and innovative partnerships. Practical take-aways from promising practices will be featured.

- **Challenges and Opportunities of the Sharing Economy**

Explore the multifaceted impacts of the sharing economy on municipalities. This session will cover rideshare and short-term rentals' effects on housing, tourism, public safety, and economic development. Panel experts will share their approaches and experiences on how they are managing the sharing economy in their local communities.

Register for AMO 2025 today!

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Town Clerks

From: AMO Events <events@amo.on.ca>
Sent: Monday, July 14, 2025 1:00 PM
To: Town Clerks
Subject: [EXTERNAL] AMO's October Trade and Tariff Forum Program Update

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Council Info



Join Your Colleagues and Experts in Discussion on Building Ontario's Economic Future

AMO Forum on Trade, Tariffs, and the Municipal Role in Long-Term Economic Growth

October 24, 2025

Sheraton Centre Hotel Toronto-123 Queen Street West

The daily headlines about the trade war continue to evolve, while municipal infrastructure projects are already facing cost escalation, local businesses are looking for new markets and supply chains, and the continued sense of national pride has opened doors for increased local investment.

Understanding that the economic and diplomatic consequences will continue for many years. AMO is assembling members and subject matter experts to plan today for a stronger and stable Ontario.

Today we are pleased to share programming information.

Session One: The future of international trade and what it means for municipalities

Municipalities are grappling with the uncertainty of rapidly changing trade disruption and tariffs. Is the worst behind us or still to come? Are there silver linings to this time of

uncertainty? This session will help provide a clear understanding of the current landscape and projections about what might be still to come.

Session Two: Building Ontario in Uncertain Times

Municipal infrastructure construction is critical for economic growth across Ontario but the construction and infrastructure sector are facing cost escalation and supply chain disruption. Hear from experts on the vital role municipalities play in finding solutions and driving continued infrastructure development across Ontario despite current uncertainties.

Session Three: How Municipalities can Advance Provincial and Federal Approaches to Economic Development

With uncertainty outside our borders, it is increasingly important that all three orders of government are aligned and working together. Hear from senior provincial and federal leaders on how municipalities can support Ontario and pan-Canadian approaches to economic development and procurement.

Session Four: Municipal Tools to Drive Local Economic Development

While the federal government and province are primarily responsible for foreign relations and international trade, municipalities best know their communities, businesses, and local needs. Here from municipal and business leaders on how municipalities can work with local businesses and business associations and take advantage of local knowledge to increase the longer-term economic resiliency of our communities.

Session five: Popcorn Session

Open discussion opportunity for attendees to share local experiences and best practices and provide advice on how AMO can best advocate on behalf of municipalities through the continued international uncertainty.

Registration Information

\$375.00 plus HST. [Click here to register.](#)

Accommodations

[Sheraton Centre Toronto Hotel, 123 Queen Street West](#)

AMO has secured preferred rates of \$349 per night until October 2, 2025. After that date, rooms may be available at the Sheraton at market rate.

[Click Here to book your accommodations](#)

For any questions, feel free to contact us at events@amo.on.ca.

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Town Clerks

From: AMO Events <events@amo.on.ca>
Sent: Tuesday, July 15, 2025 10:01 AM
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.

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REPORT

TO: Mayor Lawlor and Members of Council

FROM: Josh Salisbury, Senior Policy Planner

DATE: May 30, 2025

REPORT NO.: PD-2025-038

SUBJECT: Bill 5 – Protect Ontario by Unleashing our Economy Act

RECOMMENDATION:

THAT Report No. PD-2025-038 dated May 30, 2025 regarding Bill 5 – Protect Ontario by Unleashing our Economy Act, 2025, be received;

AND FURTHER THAT staff continue to assess the implications of Bill 5, Protect Ontario by Unleashing our Economy Act, 2025, and provide further update reports to Council as may be appropriate;

AND FURTHER THAT the Town Clerk forward a copy of Report PD-2025-038 to the Minister of Municipal Affairs and Housing, the Minister of Tourism, Culture and Sport, the Minister of the Environment, Conservation and Parks, the Minister of Economic Development, Job Creation and Trade, and the Minister of Finance; Halton Area MPPs; the Region of Halton; the City of Burlington; the Town of Milton and the Town of Oakville for their information.

KEY POINTS:

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

- Bill 5, *Protect Ontario by Unleashing our Economy Act, 2025* was introduced into the legislature on April 17, 2025.
- The stated goal of Bill 5 is to streamline approval processes for industries such as critical minerals mining and to enable infrastructure to be constructed faster so that Ontario can be more self-reliant economically.

- There are 10 Schedules to Bill 5, proposing sweeping changes to various pieces of legislation including but not limited to, the *Ontario Heritage Act*, *Endangered Species Act*, *Environmental Protection Act* and *Mining Act*.
- Additionally, there are two new Acts proposed to be created as part of this legislation: the *Special Economic Zones Act, 2025* and the *Species Conservation Act, 2025*.
- The opportunity to provide public feedback was offered via a series of postings on the Environmental Registry of Ontario (ERO), with commenting periods 30 days in length, ending on May 17th, 2025. This is a compressed commenting window given the significance of the proposed legislation.
- Comments were provided on the postings regarding the *Special Economic Zones Act*, changes to the *Endangered Species Act* and proposed *Species Conservation Act*, and the *Ontario Heritage Act* in accordance with the established deadlines. The legislation appears to rely, in part, on regulations that have yet to be published, which makes it difficult to fully ascertain the impacts associated with Bill 5. Nonetheless, on a preliminary basis, key concerns raised are highlighted in the report, with more detailed comments included as Appendix 1.
- As of May 30, 2025, Bill 5 was in Second Reading in the Standing Committee of the Interior. This report provides an overview of Bill 5 in its current form.

BACKGROUND AND DISCUSSION:

On April 17, 2025, the Government of Ontario put forward new legislation titled the *Protect Ontario by Unleashing our Economy Act, 2025* also known as Bill 5. The Province, in a [news release](#), have provided justification that the Bill is necessary for Ontario's economic health by allowing strategic projects to advance quickly through the approval process, which can help boost Ontario's industries, alleviate the impact of any trade disruptions and ensure the long-term security of the economy.

Bill 5 is omnibus legislation which consists of ten schedules that entail sweeping changes to various pieces of legislation including, but not limited, to: the *Ontario Heritage Act*, *Endangered Species Act*, *Environmental Protection Act* and *Mining Act*. Bill 5 also introduces two new proposed pieces of legislation: the *Special Economic Zones Act, 2025*, and the *Species Conservation Act, 2025*.

The Province created multiple Environmental Registry of Ontario (ERO) postings for the opportunity to provide comments on certain pieces of the proposed legislation, which were also released on April 17, 2025. As mentioned earlier, staff comments focused on three proposed pieces of the legislation: the proposed new *Special Economic Zones Act, 2025* ([ERO 025-0391](#)); proposed interim changes to the *Endangered Species Act, 2007* and a proposal for the new *Species Conservation Act, 2025* ([ERO 025-0380](#)); and proposed amendments to the *Ontario Heritage Act* ([ERO 025-0418](#)).

The following subsections of this report summarize these three parts of the proposed legislation and the key concerns and questions identified by staff through the ERO consultation process.

1. Special Economic Zones Act, 2025

The Province is proposing a new piece of legislation called the *Special Economic Zones Act, 2025*. This proposed legislation will allow the Province to designate certain parts of Ontario as being located within what will be called a Special Economic Zone. The Province has indicated that a Zone will be an area that could include one or more projects of critical or strategic importance. These Zones could vary significantly in size, from a small parcel of land to a large area. Once a Zone is established, Vetted Projects from reliable proponents (also known as Trusted Proponents) are to benefit from faster permitting, simplified requirements, streamlined approvals and priority access to one-window services. For instance, the Province may exempt a ‘trusted proponent’ or ‘designated project’ from certain requirements, including adhering to municipal by-laws, provided they meet the criteria established via the regulation.

The language provided in the ERO posting for the proposed *Special Economic Zones Act, 2025*, is relatively general in nature. The Province has indicated that the details will be provided through proposed future regulations.

Staff Comments and Concerns:

- Municipal Official Plan policies and Zoning By-law requirements are based on local conditions, providing clear direction for development, while providing protection for, and/or mitigating impacts on surrounding land uses. The Town has robust Natural Heritage System policies to ensure the long-term protection of the environment. The *Special Economic Zones Act, 2025*, as proposed, would restrict a municipality’s ability to implement such policies within a designated Special Economic Zone.
- Staff have requested more information from the Province regarding the criteria that are to be used by the Province to determine what will be defined as a Special Economic Zone. Although it has been suggested that Special Economic Zones may be utilized in the “Ring of Fire”, a mineral rich region located in northwestern Ontario, or for large scale infrastructure projects, it would appear that such zones could be applied on a much broader scale. As the Town is currently undergoing an Official Plan Review process it would be beneficial for the Town to understand what, if any, lands within the Town could be viewed as being of “critical or strategic importance” to the Provincial government.
- Staff also posed concerns regarding the public process when the Province establishes a Special Economic Zone. The broad language of the proposed legislation does not indicate what, if any, public process will be undertaken by the Province to inform or consult the public during the process of establishing a Special Economic Zone. Staff encourage the Provincial government to require the process to designate a Special Economic Zone be done in collaboration/consultation with the local municipality and/or applicable land use authority in which the proposed Zone would be located.

- The ERO posting also introduces “Vetted Projects” and “Trusted Proponents” as part of establishing a Special Economic Zone. The criteria for what the Province will use to determine what will be defined as a Vetted Project and a Trusted Proponent have not been identified. Town Staff have requested that the province provide these criteria and allow municipalities the ability to provide feedback prior to the criteria being established by way of regulation.
- If designated a Special Economic Zone, Trusted Proponents and Vetted Projects may be exempt from certain regulatory provisions, including consultation requirements; clarity on such exemptions needs to be provided by the Province.
- There is no indication in the proposed legislation that Special Economic Zones would not be located in environmentally sensitive areas such as the Niagara Escarpment Plan Area, Greenbelt Plan Area and prime agricultural area. Town staff do not support the designation of Special Economic Zones in environmentally sensitive areas such as the Niagara Escarpment Area, Greenbelt Plan Area and prime agricultural area.
- If lands located within the Town were to be designated as a Special Economic Zone, staff would recommend that the Zone be used to attract industries such as advanced manufacturing, food & beverage processing, agribusiness and clean technology/renewables which would align with the industries the Town has targeted for economic growth and which could also help with the growth of the Ontario economy as a whole. Town staff would point to the Premier Gateway Employment Area in the Town as being an area that could see benefits from a Special Economic Zone designation to help attract new investment to the Province, particularly in advanced manufacturing. It is important to note, however, that the Town has prepared Secondary Plans and, in some cases, implementing zoning for the Premier Gateway. These Secondary Plans have been informed by Scoped Subwatershed Studies that identified and refined Natural Heritage Systems. Protection for key natural heritage features and functions as per the recommendations of these studies should be maintained.
- Town staff also requested more information regarding the One-Window Services mentioned in the ERO posting. The wording of the posting indicates that there may be a tiered system with regards to the One-Window Services and Town staff request clarification as to what extent these services are going to be used under the planning legislation umbrella of the Province.

Staff will continue to monitor the impact of the proposed legislation and identify any concerns which may arise through the drafting of the proposed regulations.

2. Interim changes to the *Endangered Species Act, 2007* and a proposal for the *Species Conservation Act, 2025*

The Province is proposing to phase out sections of the *Endangered Species Act, 2007* and eventually replace the Act with a proposed *Species Conservation Act, 2025*. Some of the proposed changes include:

- Under the proposed *Species Conservation Act, 2025*, the majority of activities that may impact species at risk which formerly required a permit, will require registration with the Ministry of the Environment, Conservation and Parks (MECP) instead, shifting the process to a registration first approach. The ERO posting advises that the registration process is already in place and used by the Ministry for 95 % of projects subject to the current *Endangered Species Act*.
- Under the new registration system, proponents will be able to commence projects as soon as they have completed their online registration, provided that they are following the requirements set out in new regulations. The regulations are to be developed in consultation with the public and Indigenous communities over the coming months.
- Allowing the Minister to determine if a species will be added to the Species at Risk in Ontario List, if its status has been evaluated by COSSARO (Committee on the Status of Species at Risk in Ontario) and determined to be extirpated, endangered, or threatened. The government will now have discretion to add or remove species from the List at their discretion. It is unclear from the ERO Posting what criteria the Minister would utilize to make these decisions.
- A general prohibition for activities that would result in a species no longer living in the wild in Ontario will be included.
- To remove duplication, removing migratory birds and aquatic species protected under the Federal *Species at Risk Act* from having protection under the Provincial Act.
- Revamping the definition of habitat to focus on preserving core elements of species' habitat such as breeding, rearing, staging, wintering, or hibernating rather than broader areas contained in the current definition. The ERO Posting suggests that the new definition is clearer and will provide greater clarity to proponents when taking the required protection steps.
- Winding down the Species Conservation Action Agency (SCAA) and removing the option to pay a 'species conservation charge' from the new regulatory framework. According to the ERO Posting, to date the SCAA has not spent any funds on projects. Funds are to be transferred to the government and will be spent on activities that are in alignment with species protection and conservation goals.
- A new Species Conservation Program is proposed to replace the Species at Risk Stewardship Program. The ERO Posting suggests that the government intends to increase investment in supporting voluntary activities that will assist in the protection and conservation of species.
- Updated compliance and enforcement measures are proposed in order to enforce the amended *Endangered Species Act* and proposed *Species Conservation Act*.

Staff Comments and Concerns:

- Due to amendments made to the *Planning Act* through the passing of Bill 185, Town is responsible for implementing the Region of Halton Official Plan (ROPA 49). This includes policies guiding land use within and adjacent to the habitat of endangered and threatened species, which is a component of the Regional Natural Heritage System (NHS). Development is prohibited within significant habitat of endangered and threatened species except in accordance with Provincial and Federal legislation or requirements. Similar provisions are contained in the Town of Halton Hills Official Plan.
- Similarly, the Provincial Planning Statement stipulates that development and site alteration shall not be permitted in habitat of endangered or threatened species, except in accordance with provincial and federal requirements. Town staff request that the Province confirm if any of their proposed changes through this ERO posting have implications on the interpretation of the natural heritage policies set out in the Provincial Planning Statement.
- The proposed legislation appears to rely, in part, on regulations that have yet to be published, which makes it difficult to fully ascertain the impacts and provide comments. This includes the regulations associated with the registration process. Ideally the regulations would have been released in concert with the legislation.
- Should the registration model set out in the proposed legislation be confirmed, the Province may wish to consider the establishment of a random audit process to evaluate the effectiveness of the new regulatory approach.
- Recognizing that the Town has a robust Natural Heritage System, the potential impacts to biodiversity associated with the legislation are difficult to predict.
- The Province should confirm responsibility for maintaining and updating survey methodology for species at risk to ensure that policy related to the identification and assessment of the NHS can be completed according to the most up to date science informed survey methodology available. Having standard methodologies will improve consistency and help streamline both data collection and study, as well as the review of those studies.
- Noting the Provincial recommendation to avoid duplication in regulations, it is recommended that the Province clarify which agency and department the Town will now refer applicants to for direction around migratory birds and aquatic species.

Staff will continue to monitor these proposed changes and to further identify any concerns which may arise.

3. Ontario Heritage Act

The proposed legislative amendments to the *Ontario Heritage Act* have been made with regards to the enforcement and compliance of protection of artifacts and archaeological sites, as well as the allowance for exemption from archaeological responsibilities. Some of the proposed amendments include:

- Expand the existing inspection authorities to allow the Minister to direct an inspection for the purpose of assessing whether archaeological sites are on any land, or under water;
- Establish authority for the Minister to order that an archaeological assessment must be undertaken; and
- Set out a limitation period of two-years from when the offence first comes to the attention of a provincial offences officer.

The proposed amendments would also allow for the exemption from archaeological requirements, if in the opinion of the Lieutenant Governor in Council the exemption could advance the following provincial priorities: transit, housing, health and long-term care, and other infrastructure. The Province has indicated that criteria may be established for a property to be able to be eligible for an exemption; however, it has not been determined when this criteria will be developed by the Ministry.

Staff Comments and Concerns:

Town staff recommend that the Province reconsider the proposed amendment to exempt provincial priority projects from archaeological assessment.

- Should the proposed amendment be adopted, it is further recommended that the Province establish criteria to ensure that any future exemptions do not inadvertently affect potential Indigenous artifacts, and that meaningful consultation with Indigenous groups is undertaken as part of the exemption process and the development of the criteria.

Conclusion

Bill 5, the *Protect Ontario by Unleashing Our Economy Act, 2025* is broad in scope and general in nature, particularly lacking critical information regarding the proposed *Special Economic Zones Act, 2025*, and absent significant detail regarding impacts to species at risk with the proposed *Species Conservation Act, 2025*. As such, staff have identified a number of concerns and potential impacts to municipal processes with the proposed legislation. Staff will continue to monitor all updates to Bill 5 and request that the Province consults with municipalities on any associated regulations and proposed Special Economic Zones that may result from this legislation.

STRATEGIC PLAN ALIGNMENT:

This report has potential ramifications for the Town's Strategic Plan. While Bill 5 may support the Thriving Economy objective, there may be impacts to the Natural Areas and Heritage objectives. These impacts will not be fully understood until the related regulations have been released and staff has had the opportunity to evaluate same.

RELATIONSHIP TO CLIMATE CHANGE:

At this time, the impacts to the Town's Climate Change portfolio and initiatives are not fully understood given the magnitude of the legislative changes proposed through Bill 5 and the additional criteria that is to be determined through future regulations.

PUBLIC ENGAGEMENT:

Public Engagement for Bill 5 is coordinated by the province through the various ERO postings. Where possible, at the implementation stages, the Town will ensure the public is provided an opportunity to be engaged and consulted on the required changes to local policies and procedures resulting from Bill 5.

INTERNAL CONSULTATION:

The Planning Policy team coordinated a review of the proposed Bill 5 and related ERO postings. Comments from this internal review are included as Appendix 1 to this report.

FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning & Development

Bill Andrews, Commissioner of Transportation & Public Works and Acting Chief Administrative Officer

DJIA 44713.19 0.57% ↑ S&P 500 6274.39 0.18% ↑ Nasdaq 20581.26 -0.15% ↓ VIX 15.90 < >

EARNINGS RESULTS

Consumers are still struggling as inflation is a problem again, this food company says

Inflation is expected to be 7% in the coming year, including the impact of tariffs, according to the parent of Duncan Hines, Boom Chika Pop and Reddi Wip food brands

By [Tomi Kilgore](#) [Follow](#)

Last Updated: July 10, 2025 at 10:48 a.m. ET

First Published: July 10, 2025 at 9:31 a.m. ET



Conagra's stock was tumbling toward a 13-year low Thursday after another earnings miss, as consumers continue to struggle and inflation worries resurface.

PHOTO: CONAGRA BRANDS INC.

Referenced Symbols

↓ CAG -2.25% ↑ XLP +0.41% ↑ SPX +0.18%

Inflation has become a problem again for consumers, according to branded-foods company Conagra Brands Inc., which saw its stock sink toward a 13-year low after another quarterly earnings miss and downbeat full-year outlook.

The company, the parent of household-name brands such as Duncan Hines, Reddi Wip, Swiss Miss, Slim Jim and Boom Chika Pop, had seen sales volumes grow again at the end of 2024, but weakness has resumed as consumers struggled with the higher pricing.

"While we originally expected to get some relief from inflation in the second half of fiscal 2025, it actually worsened," said Chief Executive Sean Connolly. For Conagra, fiscal 2025 ran through May.

Conagra said it expects consumer prices to remain elevated in its fiscal 2026, which runs through May 2026, with core inflation at about 4%.

“On top of that, the current tariff environment is expected to add approximately 3% to our cost of goods sold, or more than \$200 million annually,” Connolly said. “This brings total anticipated inflation for fiscal 2026 to approximately 7%.”

[The latest government reading on consumer inflation](#) showed prices up 2.4% over the past 12 months.

The stock ↓ CAG -2.25% dropped 2.5% in morning trading, to put it on track for the lowest close since September 2012.

In addition to stubborn inflation, the company said fiscal 2026 results will be pressured by continued weak consumer sentiment, as inflation and worries about the economy has made “value-seeking” behavior more pronounced.

The company expects fiscal 2026 adjusted earnings per share of between \$1.70 and \$1.85, which is well below the current average analyst estimate compiled by FactSet of \$2.18.

For the fiscal fourth quarter to May 25, Conagra swung to net income of \$256 million, from a loss of \$567.3 million a year ago. Adjusted earnings per share, which excludes nonrecurring items, fell to 56 cents from 61 cents and missed the FactSet consensus of 58 cents.

Net sales declined 4.3% to \$2.78 billion, below expectations of \$2.83 billion, as prices and mix fell 1% and volume decreased 2.5% amid lower consumption trends.

That marked the third straight quarter the company missed both top- and bottom-line expectations.

The company said issues other than inflation that affected results include “supply challenges,” particularly in frozen meals containing chicken and frozen vegetables. CEO Connolly said the lack of supply hurt sales by preventing the company from meeting demand.

It didn’t help that consumer sentiment worsened in the latest quarter, as stubborn inflation and economic pressures took a toll on purchasing behavior.

Among Conagra’s business segments, grocery and snacks sales fell 2.1%, refrigerated and frozen sales declined 4.4%, food-service sales were down 4% and international sales dropped 13.8%.

The stock has tumbled 28.4% in 2025, while the Consumer Staples Select Sector SPDR exchange-traded fund **↑ XLP +0.41%** has gained 3.4% and the S&P 500 index **↑ SPX +0.18%** has advanced 6.6%.



About the Author



Tomi Kilgore [Follow](#)



Tomi Kilgore is MarketWatch's deputy investing and corporate news editor and is based in New York. You can follow him on Twitter @TomiKilgore.

July 10, 2025

VIA EMAIL

Re: Advocacy for Increased Income Support Thresholds for Canadian Veterans

At their Regular Meeting of Council on July 9, 2025, the Council of the Town of Aylmer passed the below resolution:

WHEREAS the Town of Aylmer recognizes the selfless service and enduring sacrifices made by Canadian Armed Forces veterans in the defence of our country and values;

WHEREAS the 2021 Census, conducted by Statistics Canada, identified more than 460,000 veterans residing across Canada, a significant population segment deserving of comprehensive, accessible, and modernized federal support;

WHEREAS Veterans Affairs Canada (VAC) currently administers income support programs to assist veterans in need, including the Income Replacement Benefit (IRB) program;

WHEREAS the eligibility threshold for the Income Replacement Benefit (IRB) program which was created in 2019 – set at \$20,000 annually for a single-person household – fails to reflect today's economic reality, particularly in light of inflation, soaring housing costs, and the general increase in cost of living;

WHEREAS such low eligibility thresholds may disincentivize employment and community participation by penalizing veterans for earning beyond an outdated benchmark, thereby discouraging reintegration and contribution to civic life;

WHEREAS it is the duty of all levels of government to stand in unified support of our veterans and to advocate for policy changes that enable them to live with dignity and financial stability;

THEREFORE, BE IT RESOLVED That the Council of the Town of Aylmer formally calls on the Government of Canada and all federal parties to increase the eligibility threshold for the Income Replacement Benefit (IRB) program from \$20,000 to no less than \$40,000 annually for a single-person household; and

THAT Council urges Veterans Affairs Canada to review all income support programs with the intent to modernize eligibility criteria in line with the current cost of living across Canada;

THAT this motion be formally endorsed and sent to:

- The Right Honourable Mark Carney, Prime Minister of Canada;
- The Honourable Jill McKnight, Minister of Veterans Affairs;
- The Honourable Andrew Scheer, Acting Leader of the Official Opposition;

- Andrew Lawton, Member of Parliament for Elgin-St. Thomas-London South;
- All 444 municipalities across the Province of Ontario;
- The Federation of Canadian Municipalities (FCM) and the Association of Municipalities of Ontario (AMO) for broader distribution and endorsement; and,

Regards,

Owen Jaggard
Director of Legislative Services/Clerk
519-773-3164 ext. 4913
ojaggard@town.aylmer.on.ca

CC: The Right Honourable Mark Carney, Prime Minister of Canada
Honourable Jill McKnight, Minister of Veterans Affairs
Honourable Andrew Scheer, Acting leader of the Official Opposition
Andrew Lawton, MP Elgin-St. Thomas-London South
All Ontario Municipalities
The Federation of Canadian Municipalities (FCM)
Association of Municipalities of Ontario (AMO)