



VIA EMAIL

July 14, 2025

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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.

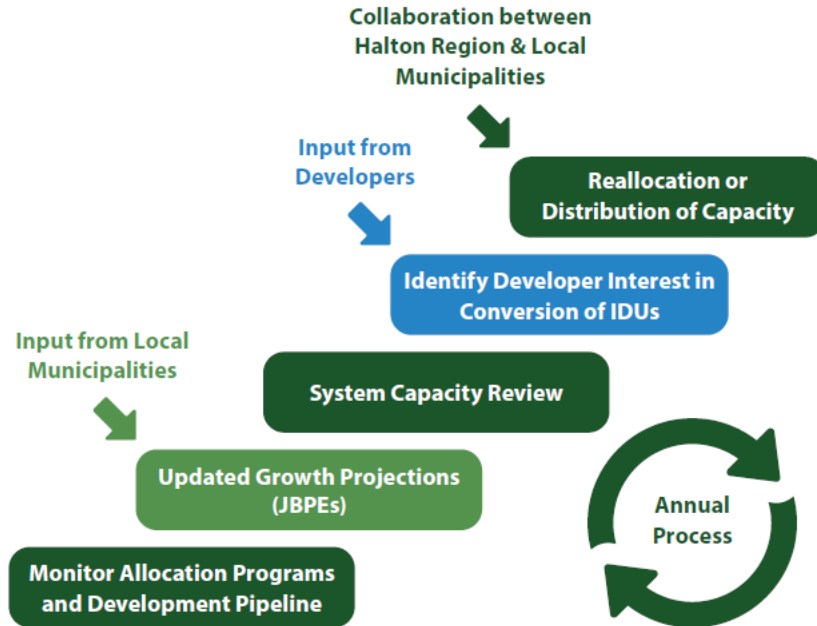
The Enhanced Growth Monitoring Process

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

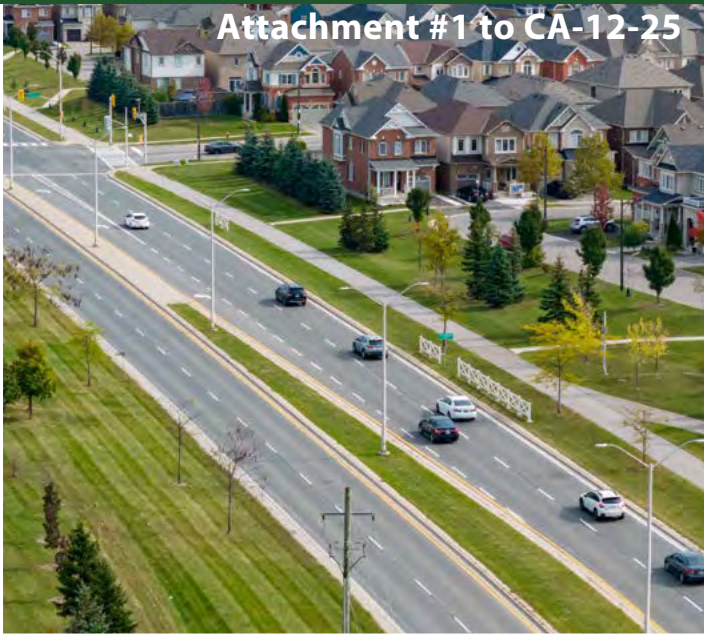
Approved by,

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



Attachment #1 to CA-12-25

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.

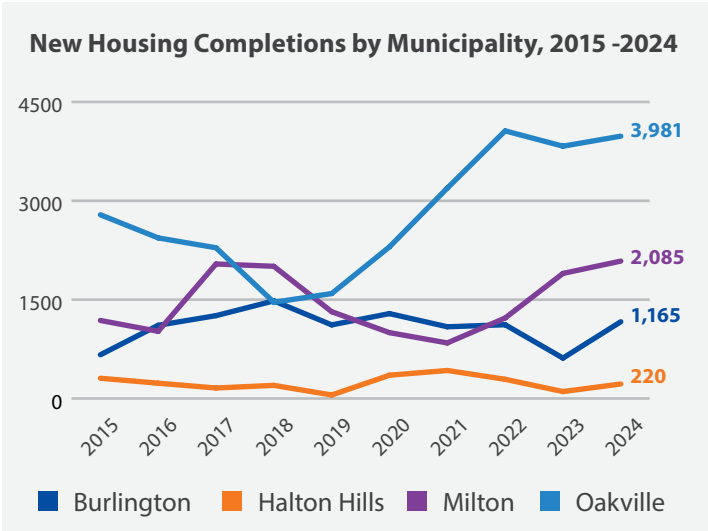
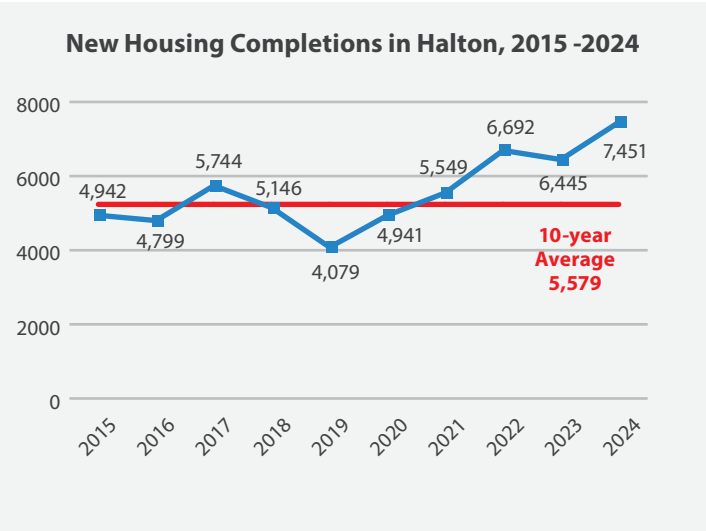
Part 1 | Development Data & Trends

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

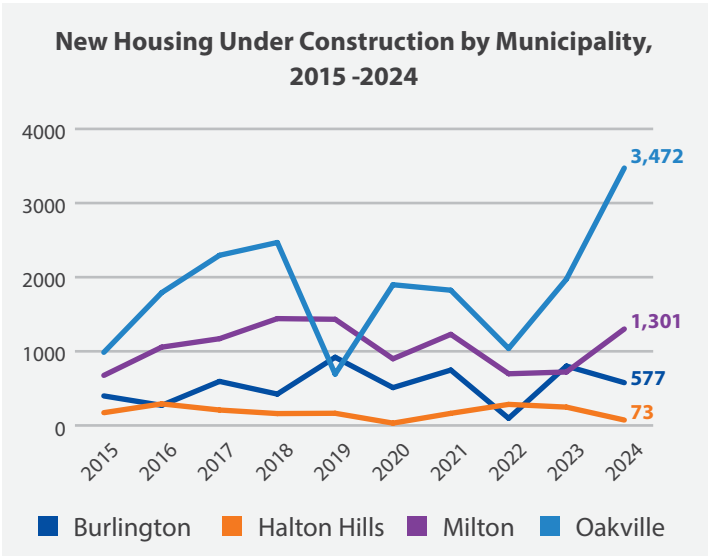
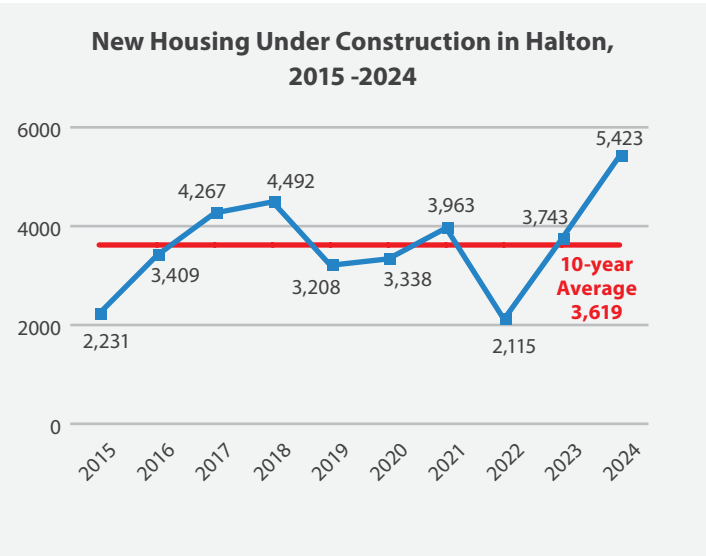
New Housing Completions (Data Source: CMHC)

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)

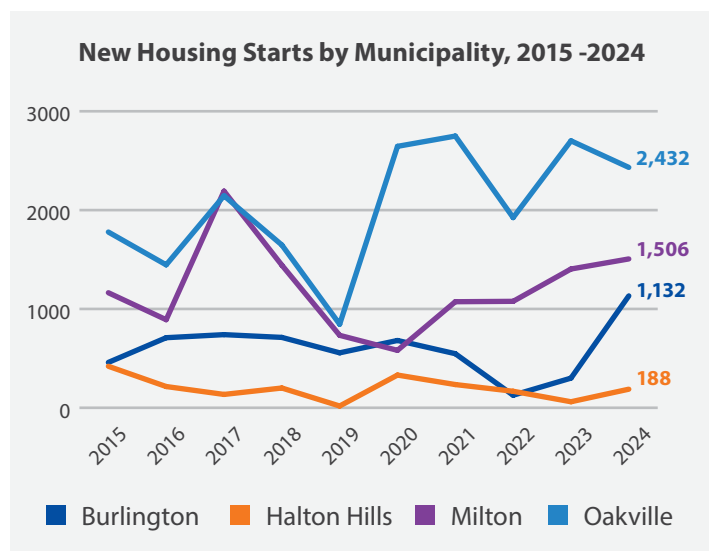
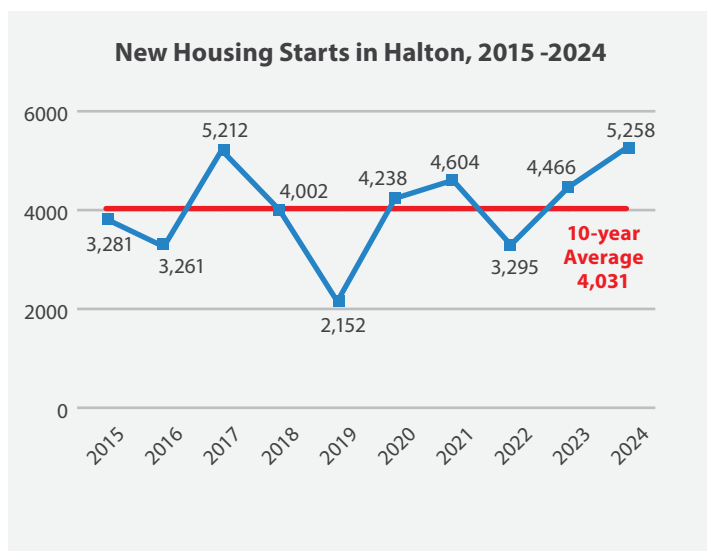
New housing under construction are housing units that remain under construction during the year. The number of units in this category will reflect changes to a site that has already commenced construction, such as if construction ceased, or if changes were made to the number of dwelling units after the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



Part 1 | Development Data & Trends

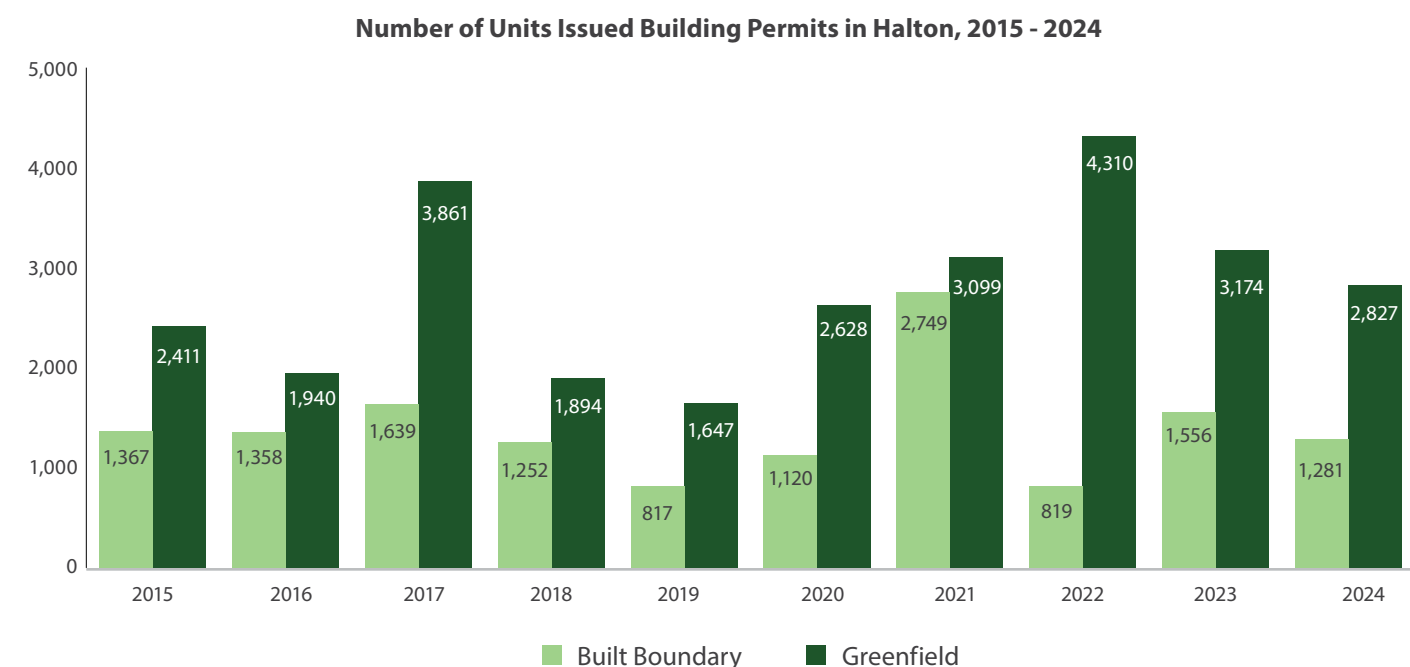
New Housing Starts (Data Source: CMHC and Local Municipalities)

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 Corporation 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.



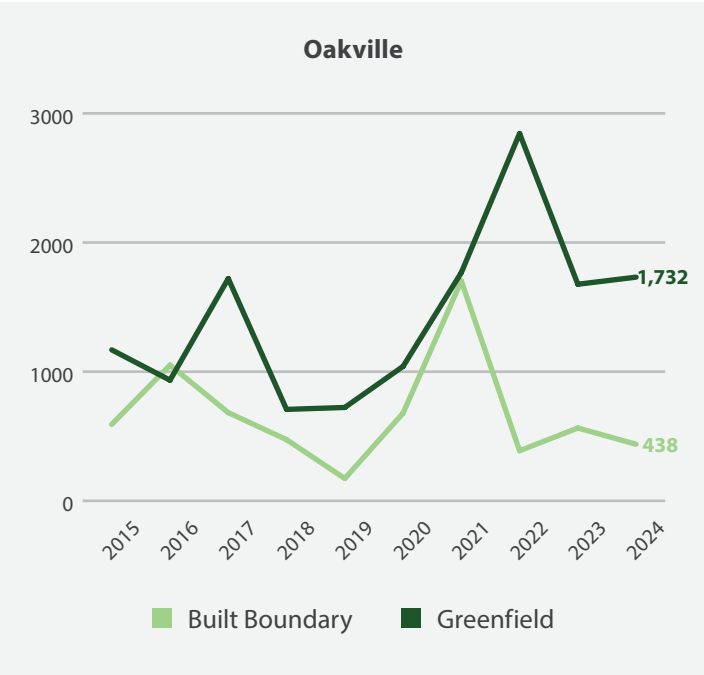
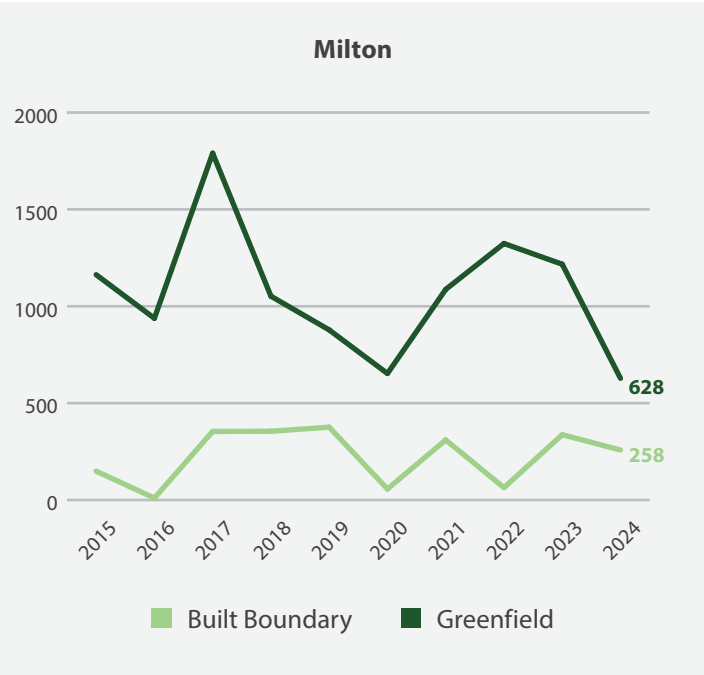
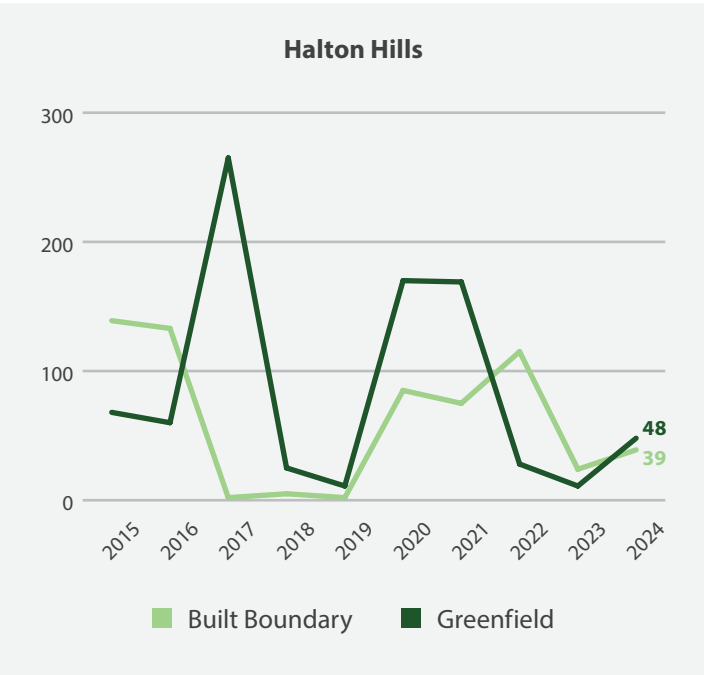
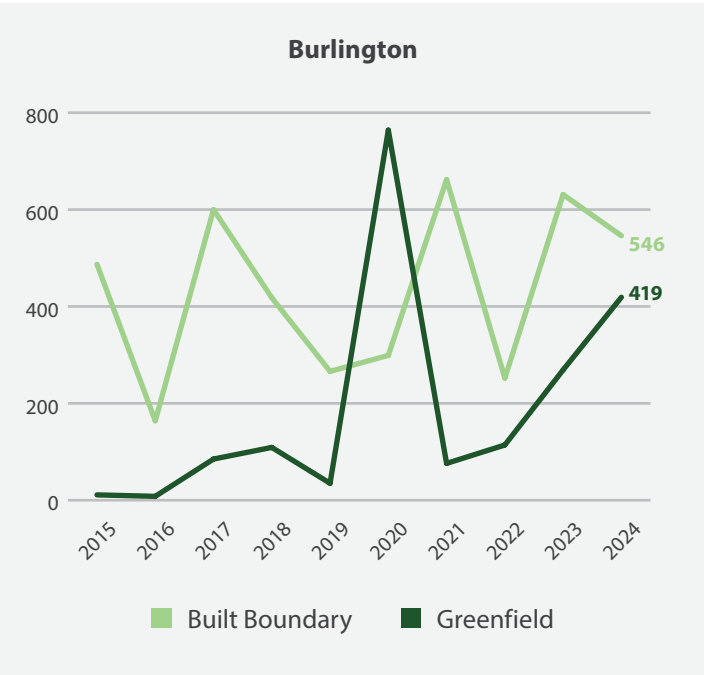
Building Permits (Data Source: Local Municipalities)

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.

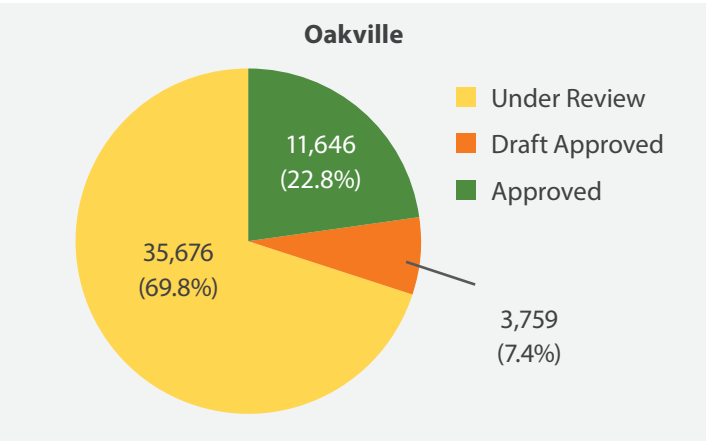
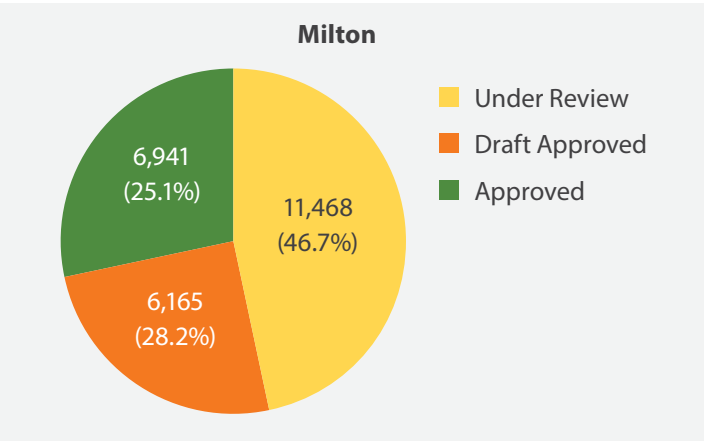
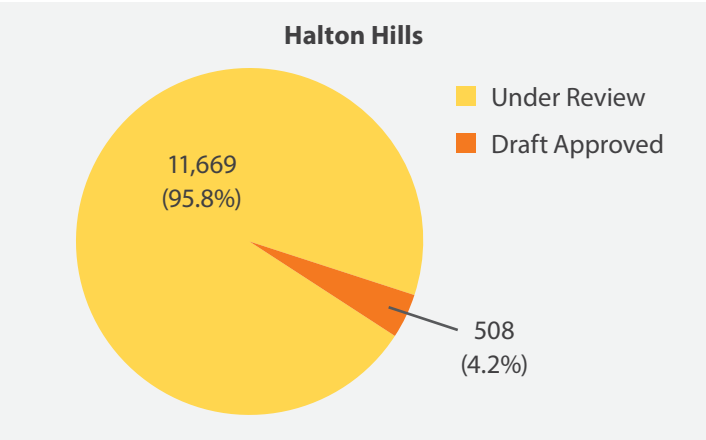
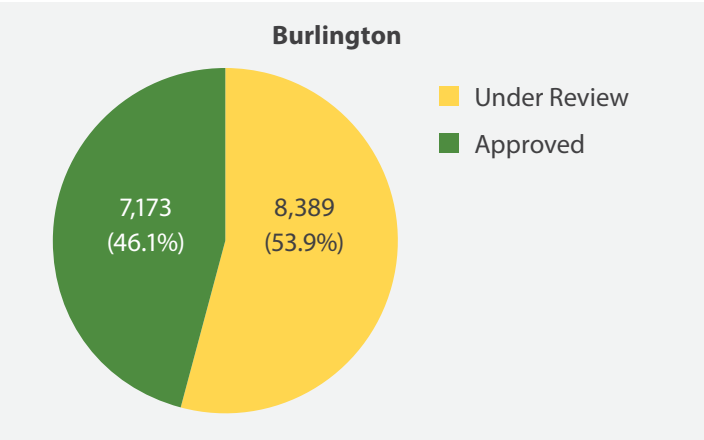
Total Number of Pipeline Units in Halton by Application Status

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



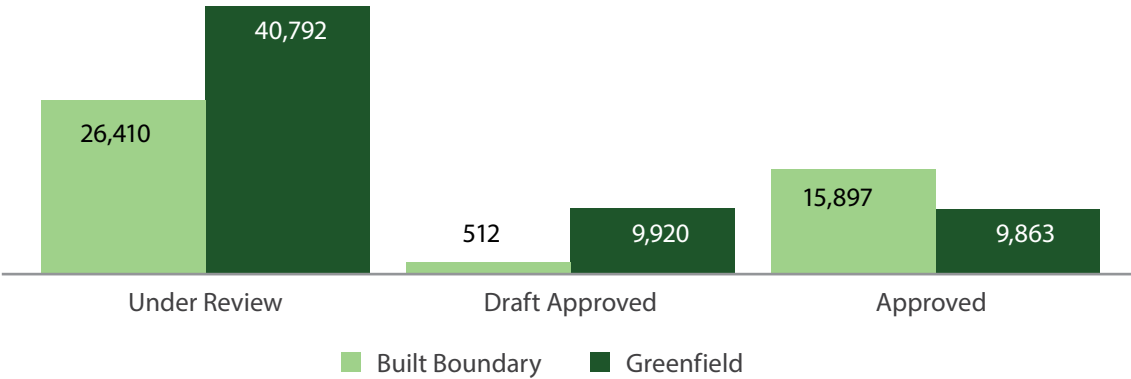
Part 1 | Development Data & Trends

Pipeline Units in Built Boundary vs. Greenfield

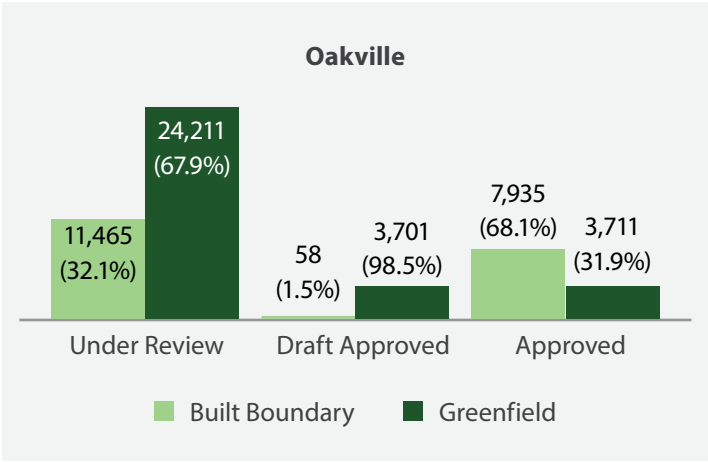
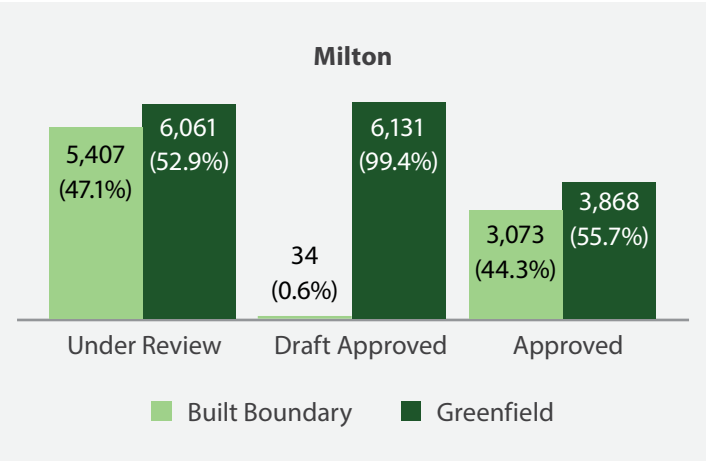
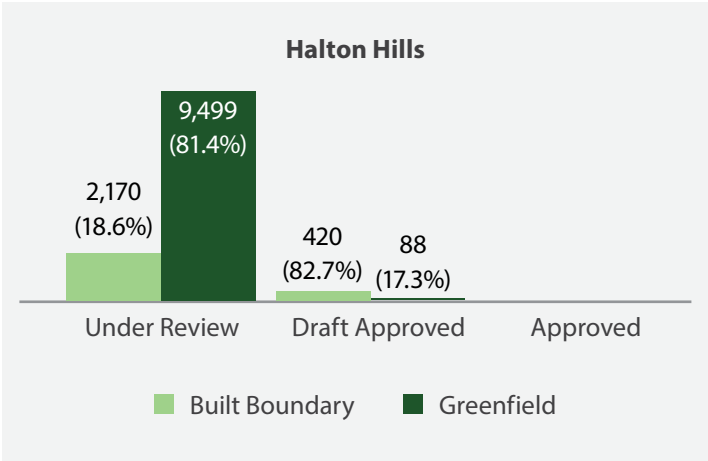
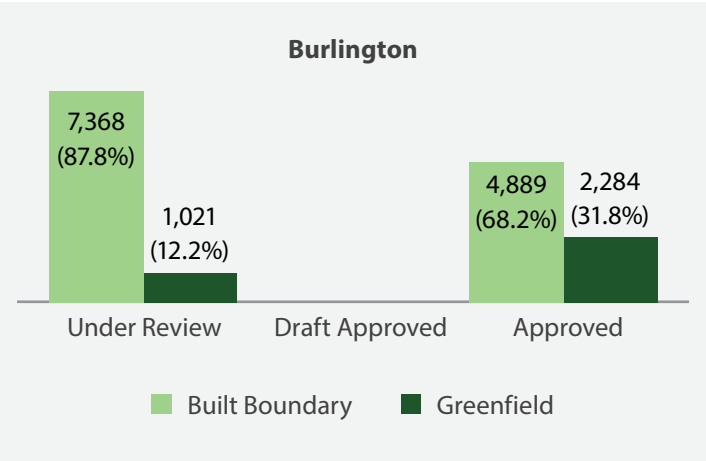
The Region intends to remain as flexible as possible in supporting the growth needs of Halton’s Local Municipalities. As such, pending location specific constraints, there is an option for Local Municipalities to consider shifting servicing capacity between built boundary and greenfield should it assist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

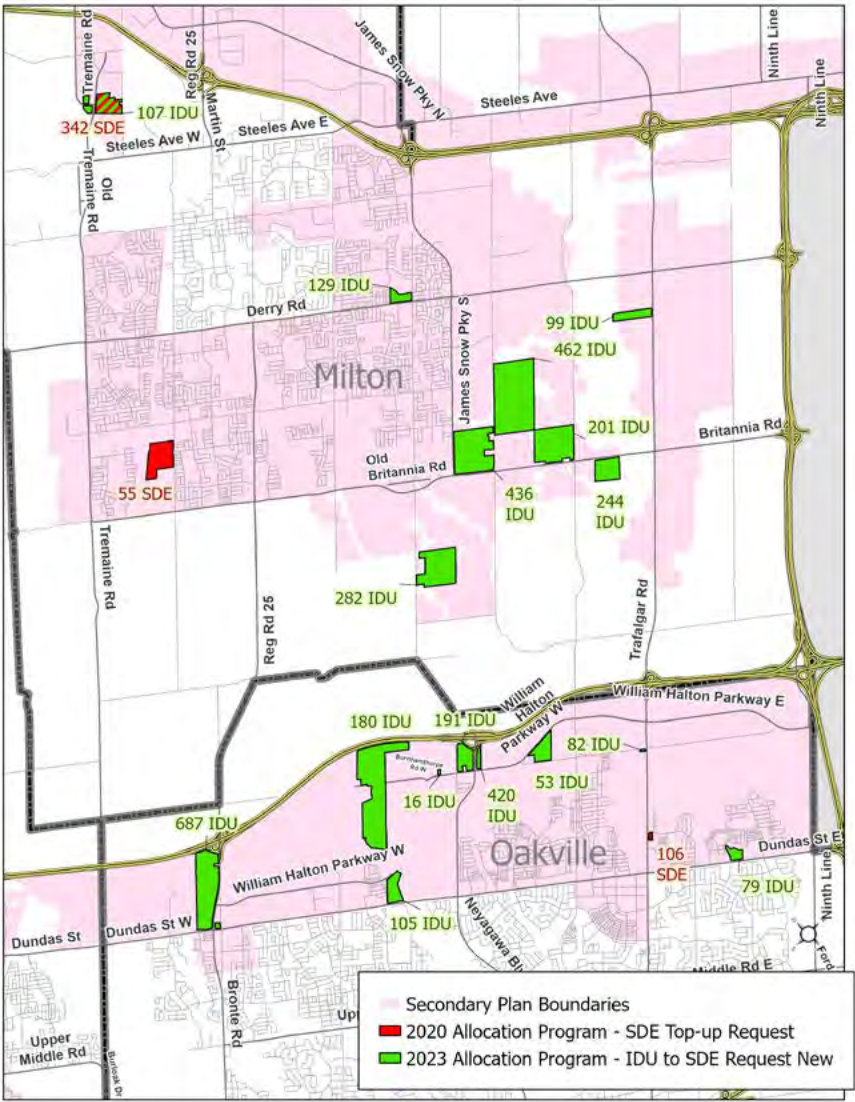
2023 Allocation Program Summary (IDUs)

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

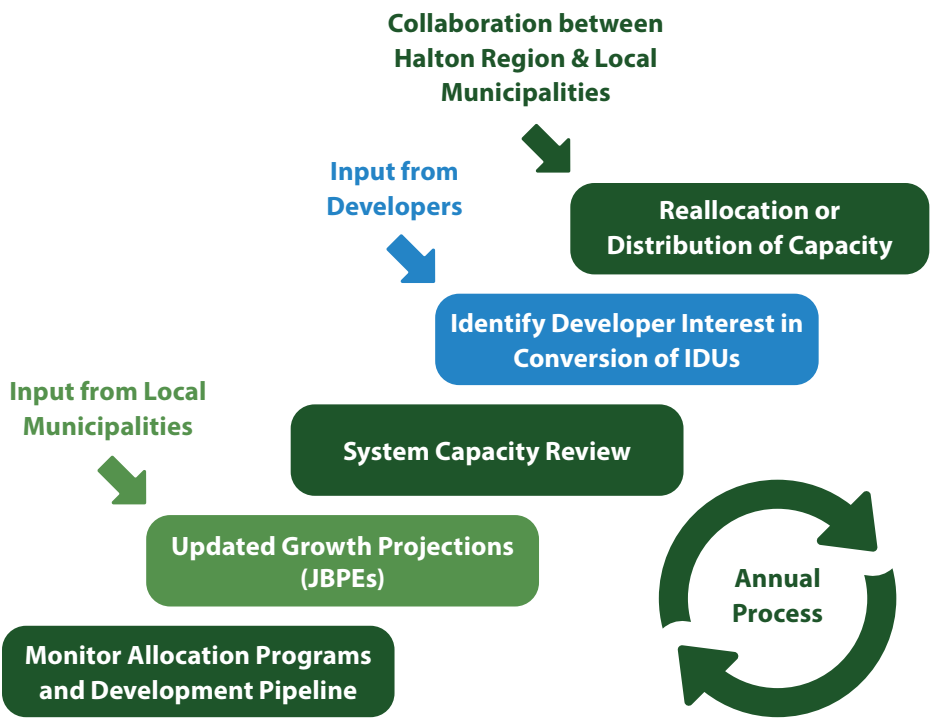
Conclusion and Next Steps

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.

