

TOWN OF HALTON HILLS – GENERAL INFORMATION PACKAGE

COUNCIL MEETING – May 5, 2025

ADVISORY/SPECIAL COMMITTEES AND BOARD MEETING MINUTES

PAGE	COMMITTEE/BOARD	MEETING DATE
3	Committee of Adjustment	April 2, 2025
6	Halton Hills Public Library	March 26, 2025
15	Active Transportation	March 25, 2025

GENERAL CORRESPONDENCE

PAGE	INFORMATION
19	TOWN OF SAUGEEN SHORES – Letter to the Ministry of Municipal Affairs and Housing regarding Opposition to Proposed Amendments to O.Reg. 530/22 to Expand Strong Mayor Powers. (April 14, 2025)
21	HOWICK TOWNSHIP – Letter to the Premier of Ontario regarding Installation of New Utility Poles in Howick Township through the Accelerated High Speed Internet Project (AHSIP). (April 11, 2025)
31	AMO – WatchFile (April 24, 2025)
34	AMO – WatchFile (April 17, 2025)
37	AMO – WatchFile (April 10, 2025)
40	AMO – WatchFile (April 3, 2025)

PASSED RESOLUTIONS SUPPORTING TOHH

ONTARIO DEPOSIT RETURN PROGRAM (3 SUPPORT RESOLUTIONS RECEIVED TO DATE)

43	MUNICIPALITY OF MEAFORD – Resolution passed at its Council meeting held on April 7, 2025 regarding Ontario Deposit Return Program.
45	TOWNSHIP OF NORTH HURON – Resolution passed at its Council meeting held on April 7, 2025 regarding Ontario Deposit Return Program.

PASSED RESOLUTIONS

PAGE	INFORMATION
47	REGION OF HALTON – Resolution passed at its Council meeting held on April 16, 2025 regarding 2025 Tax Policy.

- 111 REGION OF HALTON – Resolution passed at its Council meeting held on April 16, 2025 regarding Ex-Gratia Grant Program Enhancements and Status Update on Flooding Initiatives.
- 124 REGION OF HALTON – Resolution passed at its Council meeting held on February 19, 2025 regarding World Health Organization (WHO) Standards for Air Quality Emissions.
- 126 REGION OF HALTON – Resolution passed at its Council meeting held on February 19, 2025 regarding Protection of Jefferson Salamander.
- 128 TOWN OF GREATER NAPANEE – Resolution passed at its Council meeting held on April 22, 2025 regarding Strong Mayor Powers.
- 130 TOWN OF AYLMER – Resolution passed at its Council meeting held on April 16, 2025 regarding Opposition to Expansion of Strong Mayor Powers.
- 132 TOWN OF AMHERSTBURG – Resolution passed at its Council meeting held on April 14, 2025 regarding Opposition to Strong Mayor Designation for the Town of Amherstburg.
- 134 TOWNSHIP OF RIDEAU LAKES – Resolution passed at its Council meeting held on April 14, 2025 regarding Strong Mayor Powers.
- 137 TOWN OF PARRY SOUND – Resolution passed at its Council meeting held on April 15, 2025 regarding Strong Mayor Powers.
- 140 TOWNSHIP OF CENTRAL FRONTENAC – Resolution passed at its Council meeting held on April 8, 2025 regarding Tariff Response.
- 141 CITY OF PETERBOROUGH – Resolution passed at its Council meeting held on March 17, 2025 regarding Use of X by the City of Peterborough.
- 143 TOWN OF PARRY SOUND – Resolution passed at its Council meeting held on April 15, 2025 regarding Call for inclusive research to reflect diversity of Canadian communities.
- 144 CITY OF CAMBRIDGE – Resolution passed at its Council meeting held on April 15, 2025 regarding Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding.
- 146 TOWN OF GEORGINA – Resolution passed at its Council meeting held on April 7, 2025 regarding Salt Management.
- 150 TOWNSHIP OF NORTH GLENGARRY – Resolution passed at its Council meeting held on March 10, 2025 regarding Rural Road Safety Program.



COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **April 2, 2025**, at 6 p.m. via Zoom.

Members Present: Todd Jenney (Chair), Lloyd Hillier, Keith Medenblik, Jason Smith

Regrets: Jane Watson

Staff Present: Jessica Rahim, Senior Planner
Ruth Conard, Planner
Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment & Consent Official

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST

None.

3. APPLICATIONS HEARD

The order of the listed applications as shown on the agenda was altered to address attendance.

The Chair's comments about the procedure were as follows:

- Town staff would speak.
- Owner or agent would be given an opportunity to speak.
- Any members of the public would be given an opportunity to speak (owner or agent would have an opportunity to respond, if needed).
- The Committee would then deliberate, ask any questions, and make a decision.
- A decision would be subject to a 20-day appeal period.

b) Minor Variance D13VAR25.008H – 20 McIntyre Crescent

Location: 20 McIntyre Crescent, Town of Halton Hills (Georgetown), Regional Municipality of Halton

Purpose: Requesting relief from Zoning By-law 2010-0050, as amended,

1. To reduce the interior side yard setback to the second storey from the minimum 1.8 m to permit a side yard setback of 1.42 m.

To accommodate a proposed second storey addition to a single detached dwelling.

Owner(s): Brad Carr, c/o Phil McLaren, **Agent:** Matthew Ribau

The Town Planner noted no staff objections to approval, subject to condition. The agent was present to speak to the application.

It was MOVED by Jason Smith, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

The Committee considered the requested variance(s) to:

1. Meet the intent and purpose of the Official Plan.
2. Meet the intent and purpose of the Zoning By-law.
3. Be desirable for the appropriate use of the land, building or structure.
4. Be minor in nature.

a) Minor Variance D13VAR25.007H – 248 McDonald Boulevard

Location: 248 McDonald Boulevard, Town of Halton Hills (Acton), Regional Municipality of Halton

Purpose: Requesting relief from Zoning By-law 2010-0050, as amended,

1. To reduce the exterior side yard setback from the minimum 4.5 m to permit an exterior side yard setback of 1.5 m.

To accommodate a proposed addition, attached garage and an Additional Residential Unit.

Owner(s): Jaime Vaillancourt & Mike McLaughlin, **Agent:** Chris Lahn

The Town Planner referenced a received objection from 244 McDonald Boulevard regarding matters including the proposed balconies, and property values; and responded that second storey balconies are permitted by our Zoning By-law, balconies are not matters before the Committee, and that property values cannot be taken into consideration. The Town Planner noted no staff objections to approval, subject to condition.

The owner and agent were present to speak to the application.

Vince Clattenburg (244 McDonald Boulevard) was present and spoke against the application regarding matters including balconies being intrusive, too many windows facing his property (windows and balconies overlooking his backyard), and impact on property values.

Committee deliberations included the proposal being designed in accordance with the permissions of the Zoning By-law, and property values not being a matter that can be taken into consideration.

It was MOVED by Lloyd Hillier, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

The Committee considered the requested variance(s) to:

1. Meet the intent and purpose of the Official Plan.
2. Meet the intent and purpose of the Zoning By-law.
3. Be desirable for the appropriate use of the land, building or structure.
4. Be minor in nature.

4. ADJOURNMENT

Adjourned at approximately 6:30 p.m.

Halton Hills Public Library Board Meeting

Wednesday, March 26, 2025

Acton Branch

7:00 – 9:00 p.m.

Minutes

Members Present: Betsy Cosper (Chair), Erica Daly, Christina da Rocha-Feeley (Vice Chair), Councillor Alex Hilson, Councillor Bob Inglis, Jane Marshall, Keith Medenblik, Tamara Smith, Alice Strachan, Lisa Teggart

Staff Present: Clare Hanman, Beverley King, Lori Mazza Brenton (Recorder), Lee Puddephatt, Mary Querques

1.0 Call to Order

B. Cosper declared that a quorum was present and called the meeting to order at 7:00 p.m.

2.0 Land Acknowledgement

K. Medenblik read an Indigenous Land Acknowledgment.

3.0 Approval of Agenda

Moved By: C. da Rocha-Feeley

Seconded By: Councillor A. Hilson

THAT the agenda be approved.

CARRIED

4.0 Disclosure of Pecuniary/Conflict of Interest

NIL

5.0 Minutes of Previous Library Board and Sub-Committees Meetings

Moved By: K. Medenblik

Seconded By: J. Marshall

THAT the following minutes are hereby approved:

5.1 Minutes of the Library Board meeting held on January 22, 2025

CARRIED AS AMENDED

6.0 Consent Agenda

Moved By: E. Daly

Seconded By: Councillor A. Hilson

THAT the following Consent item from the March 26, 2025, Library Board meeting are hereby adopted:

6.1 HHPL Board Workshop Presentation – Ontario Library Service, February 26, 2025

CARRIED

7.0 Correspondence

7.1 Letter from B. Cospers (March 20, 2025) re: Resignation as Board Chair

- After serving two years as Chair, the Board accepted B. Cospers's resignation from the role.
- The Board expressed gratitude for B. Cospers's dedication and contributions during her tenure as Chair.
- B. Cospers continued to chair the March meeting.
- The new Chair will officially assume the role beginning on March 27, 2025.

8.0 Presentation/Delegations

NIL

9.0 Business Arising

9.1 2024-2026 HHPL Board Objectives – Action Steps and Metrics

- B. Cospers, C. da Rocha-Feeley, A. Strachan, and B. King met to further develop the action plan and metrics.
- Subcommittee updates were shared with the Board prior to the March meeting.
- The Board will aim for 100% participation and completion of objectives.
- Achievements will be self-reported, reflected in the monthly Chief Librarian & CEO reports, and included in the Board meeting minutes under Community Connection.
- Status of the objectives will be reviewed at the November 2025 meeting.

Moved By: L. Teggart

Seconded By: C. da Rocha-Feeley

THAT the 2024-2026 HHPL Board Objectives – Action Steps and Metrics be approved.

CARRIED

9.2 Report No. LBD-2025-006 re: Policy Review: Municipal By-law

- This was a follow-up discussion from the Board's January 2025 meeting on the proposed Municipal By-law.

- The following provisions were added:
 - A term limit of maximum two consecutive terms for citizen appointees to support succession planning. Exceptions may be made based on Board recommendations to ensure continuity.
 - A refined appointment clause to align with the Town's equity, diversity, and inclusion approach.
 - A clarifying statement regarding the needs of the Board to guide Council during the appointment process.
 - Clarification that citizen appointees must meet the eligibility requirements outlined in the Public Libraries Act.
- The proposed Municipal By-law will be submitted to Council for final adoption.

Moved By: A. Strachan

Seconded By: T. Smith

THAT Report No. LBD-2025-006 dated March 21, 2025, regarding the Policy Review: Municipal By-law be received;

AND FURTHER THAT the Halton Hills Public Library Board approve the proposed Municipal By-law;

AND FURTHER THAT the staff be directed to submit the approved Municipal By-law to the Town Clerk for presentation to Council for final adoption.

CARRIED

9.3 Report No. LBD-2025-007 re: Policy Review: Procedural By-law

- B. King provided an overview of the revisions made to the Procedural By-law.
- Discussed proposed changes. Staff will incorporate updates in the next version.

Moved By: Councillor A. Hilson

Seconded By: Councillor B. Inglis

THAT Report No. LBD-2025-007 dated March 21, 2025, regarding the Policy Review: Procedural By-law be received;

AND FURTHER THAT the Halton Hills Public Library Board direct staff to revise the proposed Procedural By-law based on the feedback received during the review process and bring the revised policy back to the Board for review and approval.

CARRIED

9.4 Report No. LBD-2025-008 re: Integrated Library System Update: WebBuilder Module

- Follow-up discussion on the integrated library system (ILS) upgrade.
- During a recent vendor demonstration, staff learned about Clarivate's WebBuilder module, which would allow for a new library website while integrating seamlessly with Polaris and Vega.
- The decision was made to withdraw from the Town's Unified Website Project and purchase WebBuilder, providing cost savings and improved library online services.
- Library staff will continue to assist with the Town's website project as needed.
- Public tutorials will be offered once the new library website and ILS are implemented.
- Discussed the opportunity for focus groups to collect feedback.

Moved By: L. Teggart

Seconded By: J. Marshall

THAT Report No. LBD-2025-008 dated March 21, 2025, regarding the Integrated Library System Upgrade: WebBuilder Module be received.

CARRIED

10.0 Updates – including Sub-committees

10.1 Advocacy Committee

- No update.

10.2 Friends of the Library (FOL)

- The Friends of the Library Annual General Meeting (AGM) is on April 17 at 1:00 pm. It will be a hybrid meeting, with in person attendance at the Georgetown Branch.
- Financials will be provided to the Board at the May meeting.

10.3 Council

Councillor B. Inglis reported that:

- Councillor A. Hilson was elected incoming president of the Ontario Library Board's Association (OLBA).
- Councillor Joseph Racinsky was elected as MPP for Wellington-Halton Hills.
- Former Library Board member, Matt Kindbom, was appointed to fill the vacancy on Council and was inaugurated on March 24, 2025.

Councillor B. Inglis acknowledged the efforts of Councillor A. Hilson for running in the recent municipal election.

Councillor A. Hilson reported that:

- At the March 24, 2025 Council meeting, there was an announcement about Councillor A. Hilson being president-elect of OLBA, as well as upcoming library events: OnScreen Halton Hills Film Festival (April 2-16) and the annual Halton Hills FanFest (April 12 at the Georgetown Branch).

- Council amended the Town's procurement policy to prioritize Canadian businesses, aligning with practices in other municipalities.
- A Housing Needs Assessment was presented to guide the Town's Official Plan strategy.
- The federal election will take place April 28, 2025. Halton Hills has been divided into two ridings: Milton East—Halton Hills South and Wellington—Halton Hills North. The library's website features a dedicated webpage with election information.

10.4 Community Connections

- A. Strachan shared that she went to the library during Battle of the Books and observed a lot of energy and enthusiasm from those in attendance.
- B. Cospers shared that during February's colder weather, some individuals expressed discomfort about the increasing number of vulnerable patrons at the Library and Cultural Centre. Staff explained that library staff trained in using an empathy-driven approach are actively engaging with the individuals and recently provided training to theatre and facility staff.
- C. da Rocha-Feeley commended the staff for putting together a fantastic array of March Break programming. Her child had a fun time at the library and mentioned seeing several classmates there.

10.5 Professional Associations

C. da Rocha-Feeley reported that:

- She attended a meeting of the Ontario Library Service (OLS) Board of Directors.
- The sub-committee's recommendation on Board self-evaluation was approved.
- At the June meeting they will discuss the recommendation further and develop an action plan. They will also discuss policy governance and create a governance action plan.
- There are vacancies on the Board for the three smallest communities. She will attend a Board Assembly meeting in May for the under 2,500 community.
- A motion was passed to stagger terms to address vacancies.

11.0 Financial Report

11.1 Month End Report – January 2025

- The report was received as presented.

Moved By: Councillor A. Hilson

Seconded By: K. Medenblik

THAT the financial month end report for January 2025 be received.

CARRIED

11.2 Month End Report – February 2025

As of February 2025:

- Total revenues are under budget by approximately 9.7%.
- Salaries, wages and benefits are under budget by approximately 4.2%.
- Materials and supplies are under budget by approximately 7.3%.
- The library is under budget by approximately 3.2%.

Moved By: T. Smith

Seconded By: A. Strachan

THAT the financial month end report for February 2025 be received.

CARRIED

12.0 New Business

12.1 Election of Chair

- A. Strachan expressed interest in the role of Chair of the Halton Hills Public Library Board.
- As there were no further nominations, B. Cosper declared A. Strahan to be the Chair of the Halton Hills Public Library Board, by acclamation.
- A. Strachan will officially assume the role beginning March 27, 2025.
- A. Strachan expressed gratitude to B. Cosper for fostering a positive environment on the Library Board and expressed her commitment to maintaining it.

12.2 Report No. LBD-2025-009 re: 2024 Halton Hills Public Library Annual Report

- B. King presented a draft of the 2024 Annual Report.
- It was noted that this year's report was completed earlier than in previous years.
- Staff will make minor housekeeping changes.
- The final version, along with a presentation, will be shared with Council on May 5.

Moved By: J. Marshall

Seconded By: K. Medenblik

THAT Report No. LBD-2025-009 dated March 21, 2025, regarding the 2024 Halton Hills Public Library Annual Report be received.

CARRIED

12.3 Report No. LBD-2025-010 re: Chief Librarian & CEO's Report – March 2025

- B. King shared that there will be a retirement party for former Wellington—Halton Hills MPP Ted Arnott on April 6. The invitation will be shared with the Board.
- Toronto Public Library Foundation's "Book Bash" grant program has awarded HHPL a \$14,500 grant to host the Book Bash Children's Literacy Festival from October 16-18.
- B. King and R. Hine, Chief Librarian of Wellington County Library, met with MPP Joseph Racinsky to discuss key issues affecting libraries. As a result, MPP J. Racinsky provided a letter of support for Ontario Digital Public Library.

- FanFest is on April 12.
- The inaugural OnScreen Halton Hills Film Festival, in partnership with the Town's Cultural Services Department, runs April 2-16.
- Battle of the Books is underway, March 26 and 27, with the Grand Battle happening on April 16.
- It was noted that summer student funding is based on priority, and with the federal election scheduled for April, there are now two federal regions to advocate for.
- The format of the Chief Librarian & CEO Report has been revised to better align with the Strategic Plan.

Moved By: Councillor A. Hilson

Seconded By: L. Teggart

THAT Report No. LBD-2025-010 dated March 21, 2025, regarding the Chief Librarian & CEO's Report – March 2025 be received.

CARRIED

12.4 Report No. LBD-2025-011 re: 2024 Quarter 4 Metrics

- The report was received as presented.

Moved By: K. Medenblik

Seconded By: J. Marshall

THAT Report No. LBD-2025-011 dated March 21, 2025, regarding the 2024 Quarter 4 Metrics be received.

CARRIED

12.5 Report No. LBD-2025-012 re: Policy Review: Internet Use – First Review

- The report was received as presented.

Moved By: Councillor B. Inglis

Seconded By: A. Strachan

THAT Report No. LBD-2025-012 dated March 21, 2025, regarding the Policy Review: Internet Use – First Review be received;

AND FURTHER THAT the Halton Hills Public Library Board direct staff to make any proposed changes and bring the revised policy back to the Board for a second review and approval.

CARRIED

13.0 In Camera

13.1 Confidential re: Personnel Matter

Moved By: T. Smith
Seconded By: E. Daly

THAT the meeting move In Camera to address the following matters:
Confidential Verbal Update regarding personnel matters about an identifiable individual.

CARRIED

Staff left the room.

Moved By: Councillor A. Hilson
Seconded By: A. Strachan

THAT the meeting move Out of Camera.

CARRIED

Motion to approve In Camera items:

Moved By: L. Teggart
Seconded By: T. Smith

THAT the recommendations contained in the following Confidential Report from the
March 26, 2025, In Camera session, are hereby adopted;

AND FURTHER THAT staff carry out any of the Board's direction on these matters as set
out in the Confidential minutes dated March 26, 2025.
Confidential Verbal Update regarding personnel matters about an identifiable individual.

14.0 Health and Safety Report

NIL

15.0 Next Meeting

April 23, 2025
7:00 p.m.
Georgetown Branch, Boardroom

16.0 Adjournment

The Board expressed their enthusiasm about meeting at the Acton Branch and discussed the
possibility of scheduling additional meetings there in the future.

Moved By: T. Smith
Seconded By: J. Marshall

THAT the meeting be adjourned.

CARRIED

The meeting adjourned at 9:04 p.m.

Signed: _____
Betsy Cosper, Chair
Halton Hills Public Library Board

Signed: _____
Beverley King, Chief Librarian & CEO
Halton Hills Public Library

APPROVED: April 23, 2025
DATED: April 23, 2025

**MINUTES OF THE
ACTIVE TRANSPORTATION COMMITTEE**

Minutes of the Active Transportation Committee meeting held on
Tuesday March 25, 2025 in the Esquesing Room, 1 Halton Hills Drive and via Zoom

Members Present: Councillor J. Fogal, Chair, Councillor A. Hilson (EP), A. Sommer,
(EP – Electronic C. Lenz (EP), R. Hendry, B. Mandarino, C. Patten (EP), J.
Participation) Dougherty (EP), G. Price-Jones

Regrets: N. Barros

Staff Present: I. Drewnitski, Transportation Planning Coordinator, M. Taylor,
(E – Electronically Senior Landscape Architect (E), M. Khashaypoor, Transportation
Present) Planning Technologist, M. Lawr, Deputy Clerk - Legislation

1. CALL TO ORDER

Councillor J. Fogal, Chair called the meeting to order at 7:03 p.m.

2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST

There were no disclosures of pecuniary or conflict of interest.

3. RECEIPT OF PREVIOUS MINUTES

Recommendation No. ACT-2025-003

THAT the Minutes of the Active Transportation Committee Meeting held on
January 28, 2025 be received.

CARRIED

4. SCHEDULED ITEMS FOR DISCUSSION

a. Smart Commute Program

M. Khashaypoor presented to the Committee regarding the Smart Commute Program in Halton Hills which was relaunched in 2024. The program aims to provide employees with information, resources, and incentives to explore alternative sustainable transportation options, such as active transportation, public transit, and carpooling. There are three

Smart Commute campaigns which include Winter Commute Month, Bike Month and Smart Commute Month.

The Smart Commute program offers a range of online tools designed to make planning trips and finding carpooling options easier and more efficient such as a route planner and connecting you with a carpool or walk partner.

Councillor A. Hilson inquired about the annual membership fee and if there is something that would benefit smaller organizations as well, such as the BIAs being considered one business cluster. M. Khashaypoor advised that the free trial for businesses is free for the first year and then the annual cost depends on the number of employees. I. Drewnitski advised that staff are looking into ways to benefit small businesses.

Councillor J. Fogal asked if each local municipality is doing their own outreach for the program and for clarification on the funding process. M. Khashaypoor advised that each municipality is doing their own outreach but that they are meeting and working together to develop outreach strategies and best practices. I. Drewnitski advised that the funding is approved through the budget process for each municipality to promote the program through a Memorandum of Understanding.

R. Hendry asked if staff are looking at publishing the impacts of savings that people are seeing through the Smart Commute Program (ex. through carpooling) as this could help increase users within the program. R. Hendry also suggested promoting the sustainability and environmental aspects of the program to attract businesses. M. Khashaypoor advised that the promotional brochure does include cost savings and agreed that there is a benefit to promoting cost savings. Brochures will be distributed to the Committee.

b. Bike Rack Program

I. Drewnitski presented to the Committee providing an overview of the Bike Rack Program and outlining the benefits for businesses such as increased foot traffic and cost savings with the installation.

The Committee discussed if the program could be beneficial for Halton Hills businesses and whether businesses would be interested in applying and wanting to meet the necessary criteria.

The Committee suggested doing the program without the requirement to register with Ontario by Bike. I. Drewnitski noted that staff will take this feedback back and look into it further. The Bike It working group will speak with cyclists at various Bike It events to see if they have any suggestions on locations for bike racks around local businesses.

Recommendation No. ACT-2025-004

THAT the Active Transportation Committee endorse the implementation of a Bike Rack program;

AND FURTHER THAT staff utilize the information Bike It receives regarding suggested bike rack locations during various Bike It events.

CARRIED

c. Princess Anne Drive Proposed Bike Lane Design

I. Drewnitski presented the proposed bike lane design to the Committee from Trafalgar Road to Princess Anne Drive. The design includes bike lanes and spaces for on-street parking.

A. Sommer inquired about adding green markings at the entrance of the medical building location for cyclists safety. Staff will look into this.

Councillor A. Hilson inquired about scheduling and communication of the project. I. Drewnitski advised that the construction for the Town's pavement management program should begin in May and that the Princess Anne Drive portion should be completed by November with letters being delivered to residents detailing the project.

5. WORKING GROUPS

a. Bike It

Councillor J. Fogal highlighted upcoming Bike It events including:

- Bike Swap (April 26th)
- Bike it to the Market (June 14th)
- Series of scheduled rides and a bike repair café in cooperation with the Library
- Halloween costume ride
- Biking and Birds event

Councillor J. Fogal advised that Bike It is working on having a bike bus in Acton in June during Smart Commute Month. I. Drewnitski advised that staff can order Bike Month shirts for students who are participating.

G. Price-Jones showed samples of the Bike It tattoos to be handed out at Bike Events and noted that the feather flag is being ordered to be up at events.

6. ITEMS TO BE SCHEDULED FOR NEXT MEETING

- J. Dougherty: Fairy Lake – Funding by the Region through the SNAP Program (M. Taylor to bring more information to future meeting as it is available)
- G. Price-Jones: State of Delrex road after Region watermain work needs improvement (I. Drewnitski to discuss with the Region and bring information back to a future meeting)

7. ADJOURNMENT

The meeting adjourned at 8:42 p.m.

April 14, 2025

Honourable Rob Flack
Ministry of Municipal Affairs and Housing
17th Floor, 777 Bay St.
Toronto, ON M7A 2J3
rob.flack@pc.ola.org

Dear Minister,

RE: Opposition to Proposed Amendments to O.Reg. 530/22 to Expand Strong Mayor Powers

I am writing to express my opposition to the government's proposed expansion of Strong Mayor powers to include the Town of Saugeen Shores. As the Mayor of Saugeen Shores, I am concerned about the implications of this policy change on our local governance. Please consider this letter as the Town of Saugeen Shores submission on O.Reg. 530/22 which is available for comment until April 16th.

In my experience, the 'Council Manager' system of governance has always served our municipality well. Specifically, when it comes to advancing our shared priority of building more housing to serve our residents, Saugeen Shores Council has demonstrated flexible and determined leadership. Our Council has enabled housing by reducing red tape resulting in the construction of more than 600 multi-family residential units in the last two years alone. Given the strong and sustained commitment of our Council to these efforts, I do not see how the introduction of Strong Mayor powers will accelerate the construction of housing (or the pursuit of other priority areas) in any way. On the contrary, vesting these new powers in the Mayor threatens to disrupt long-established and effective processes, sidelining elected members of Council with effects that may be contrary to the interests of our residents.

Saugeen Shores has thrived for decades on the principle of shared leadership. We have an effective team of elected representatives working in partnership with a professional staff to achieve goals that are transparently set out in our Strategic Plan and annual Business Plans. This approach to governance is foundational to building trust between the municipality and the residents that it serves. I fear that the unilateral decision-making enabled by Strong Mayor powers would erode this trust and disrupt the collaborative environment that has long been at the heart of the democratic tradition of our Council and community.

I urge you to reconsider the expansion of Strong Mayor powers. If the government has a strong desire to advance these major changes to the governance of our municipality, I

request that you engage in a thorough consultation process with our Council and the residents of our community before moving forward. It is crucial that any changes to local governance structures be made in close partnership with the communities they impact.

Thank you for your attention to this matter. I look forward to your response and hope that we can work together in the interest of ensuring strong local governance in Saugeen Shores.

Sincerely,

A handwritten signature in black ink, appearing to be 'L. Charbonneau', written in a cursive style.

Luke Charbonneau, Mayor
Town of Saugeen Shores

cc. Doug Ford, Premier of Ontario
Lisa Thompson, MPP, Minister of Rural Affairs
Council, Town of Saugeen Shores
All Ontario Municipalities

April 11, 2025

The Honourable Kinga Surma
Minister of Infrastructure
Room 5E200, 5th Floor
777 Bay Street
Toronto, ON M7A 2J3
Email: kinga.surma@pc.ola.org

The Honourable Lisa M. Thompson
Minister of Rural Affairs, Huron-Bruce MPP
408 Queen Street
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The Honourable Rob Flack
Minister of Municipal Affairs and Housing
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The Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1
Email: premier@ontario.ca

Sent Via Email

Dear Hon. Premier and Ministers:

Re. Installation of New Utility Poles in Howick Township through the Accelerated High Speed Internet Project (AHSIP)

It is with great concern that we provide a connectivity update from the perspective of the Township of Howick. The Township applauds the provincial government for its \$4 billion investment to provide high-speed internet access in every region of Ontario and is appreciative of the Ministry of Infrastructure's leadership with the Accelerated High Speed Internet Program (AHSIP).

Improved connectivity to Ontario's unserved and underserved areas creates immense economic development opportunities and begins to address some of the challenges experienced by rural and remote communities. These communities continue to experience profound inequities in the areas of education, business and interpersonal relationships due to the lack of adequate communications infrastructure. The buildout of new broadband infrastructure starts the work towards resolving this inequity.

The Township of Howick is a small, rural municipality with a rich and proud history in agriculture. Through AHSIP, Xplore Inc. has obtained \$1.6 billion of private investment and government funding for fibre network expansion in several underserved, rural Ontario communities, including Howick Township.

While Howick Township is supportive of all rural residents receiving access to reliable high-speed internet, there are ongoing concerns from Council and residents over the installation of dozens of new utility poles within the municipal right-of-way across Howick's countryside instead of utilizing Hydro One's existing utility poles or underground direct bury or drilling methods.

In response to our inquiries, representatives from Xplore Inc. have explained to township council and staff that these new utility poles have been installed by their subcontractor because of "significant delays in Hydro One's permitting process to add broadband infrastructure to their existing utility poles and because it is the most cost-effective installation method."

The Ministry of Infrastructure outlines very thorough processes, procedures and timelines for Attaching to LDC-Owned Poles in the *Building Broadband Faster in Ontario* guidelines released November 30, 2021. Section 2.2 of the guideline outlines the Broadband One Window (BOW) authorization process for LDC owned pole attachments, including the engineering design requirements as well as the applicable standards to which stakeholders are expected to adhere to. This process includes field inspection/survey of the poles, pole loading structural analysis and determination of what telecom and power make-ready work, if any, needs to be completed for safe attachment. Nowhere in the guidelines does the Ministry of Infrastructure outline a process for installing new utility poles instead of attaching to existing LDC owned poles.

This leave us in Howick Township with several questions:

What guidelines are being followed if this ISP is completely bypassing the LDC in favor of erecting new utility poles? Is the Ministry of Infrastructure responsible for making sure these guidelines and processes are being followed? If Xplore Inc. has admitted to avoiding the permitting process of using the LDC's (Hydro One) existing utility poles, who owns these new utility poles that have been installed? Who is responsible for their maintenance and eventual replacement? Who is going to maintain the brush and shrubbery that surround many of these new poles in the municipal right-of-way?

It is Howick Township's opinion that the AHSIP program lacks oversight and compliance measures over the work being completed by the Internet Service Providers and their sub-contractors. Along with this, the *Building Broadband Faster Act, 2021, S.O. 2021, c.2*,

Sched. 1 has stripped Howick Township's right to question the installation of dozens of new utility poles without incurring financial penalties for causing delays to the project.

We have included photos (see [Appendix A](#)) of the substandard installation of new utility poles across Howick Township under AHSIP that occurred throughout this past winter. As you can see, many poles were installed incorrectly, quickly and during all weather conditions. This required the sub-contractors to return several times to fix deficiencies. This doesn't seem like the most cost-effective installation method. Other photos show examples of the number of new poles installed in areas of Howick Township. With our primarily agriculture-based background and economy, many Howick Township landowners are quite upset with the amount of new utility poles that have been installed. Farm equipment continues to get larger in size as farming techniques modernize, and these new 30ft utility poles limit access to fields with overhead infrastructure installed along the municipal right-of-way.

Through our research into this matter, we have not found examples of so many new utility poles being installed elsewhere across the province to facilitate the installation of fibre optic high-speed internet infrastructure. New pole installations are only referenced in the program guidelines regarding LDC-owned poles requiring replacement prior to installing the broadband infrastructure.

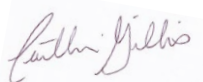
Can you explain why so many new utility poles are being installed in Howick Township directly by the ISP instead of utilizing existing utility poles owned by Hydro One as outlined in your program guidelines? Municipalities were not informed that dozens of new utility poles would be installed through AHSIP. Howick Township is requesting to have these new utility poles removed in favour of utilizing existing LDC owned poles or direct bury or plowing methods of installation.

We encourage any other Ontario municipalities who are experiencing similar new utility pole installations through the Accelerated High Speed Internet Program to reach out to Howick Township directly, and to join Howick Township by reaching out to the above listed ministries with your concerns.

Thank you for your consideration on this matter.

Please do not hesitate to contact us if you have any questions.

Yours sincerely,



Caitlin Gillis
Chief Administrative Officer
Township of Howick
clerk@howick.ca



Doug Harding
Reeve
Township of Howick
dharding@howick.ca

















April 24, 2025

- AMO's Guidance Resources on Electricity Procurements.
- NEW Health and Safety Water Stream fund - webinar.
- 2025 Senior of the Year nominations.
- Nominations open for Medal of Distinction in Public Administration.
- Join the timely conversation on democracy: AMO's Rural Healthy Democracy Forum.
- Join your colleagues at the AMO 2025 Conference.
- Submit your application for the PJ Marshall Awards.
- Before you know it, it's August! AMO 2025 Conference trade show selling out fast!
- Teeny Tiny Summits 2025 line-up - Registration is open.
- AMO Trade and Tariff Forum - June 6.
- OSUM Conference 2025: Rebuilding our Political Culture.
- Planning for people in your community: May 8 virtual workshop.
- Net Zero Workshops: Spaces still available.
- Homelessness Encampments and Human Rights Webinar.
- Modernization of Rail Proximity Guidelines.
- Workshop: Shaping your community's energy future.
- Ontario Bike Summit.
- Careers.

AMO Matters

AMO has [developed resources](#) to help municipal decision makers considering electricity generation and storage projects protect residents, sensitive lands, and municipal finances while securing local benefits and supporting growth.

Provincial Matters

Apply for Ontario's new [Health and Safety Water Stream fund](#) to help municipalities and First Nations build, repair and expand aging water infrastructure. [Register for the April 29](#) informational webinar.

The Ministry of Seniors and Accessibility invites municipalities to submit nominations for the [2025 Senior of the Year Award](#) which honours a local senior's contributions to the community. Submit nominations by April 30.

Nominations are open for the Lieutenant Governor's Medal of Distinction in Public Administration, Ontario's highest honour for public service. [Nominate a colleague](#) from your municipality by June 27,

Education Opportunities

Partnering with the Rural Ontario Municipal Association (ROMA), AMO's Rural Healthy Democracy Forum will bring together municipal and sector leaders, academics and experts for insightful discussions on the state of democracy in rural Ontario. [Register today](#) as there is **limited space available**.

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

The Peter J. Marshall Municipal Innovation Award celebrates municipal governments in Ontario that implement new and innovative ways to make public services, facilities, and infrastructure better for Ontarians. View full details [here](#).

Connect with over 3,000 of Ontario's municipal leaders representing Ontario's 444 municipalities and a \$68 billion sector at the AMO 2025 Conference in Ottawa this August. Click [here](#) to download the Exhibitor

[Subscribe](#) to our email list.

ROMA in partnership with the Minister of Rural Affairs, are happy to share the 2025 Teeny Tiny Summit line-up. These compelling events are designed with innovation in mind for Ontario's rural communities. Registration and information is available for the Summit in [Manitouwadge](#) and [Prince Edward County](#).

In this unprecedented time, AMO is holding a forum on tariff and trade disruptions, their impact on Ontario municipalities and business sector, and how municipalities and business can seize new opportunities to improve economic resiliency and mitigate the impact of tariffs. [Register today](#).

Join the OSUM Executive and your municipal colleagues in a thought provoking and timely discussion on the current influences and dynamics of leadership. Hear from Jordan Simmons, Co-Founder and CEO of Nominee on *The Canada We Want: Reflections on the Path Forward*. [Register for OSUM 2025 Conference today](#).

Land use planning is a complicated matter. This workshop equips councillors with the skills and knowledge necessary to secure funding, build community trust, ensure legal compliance, drive local economic growth and more. [Register for the May 8 Unlocking Opportunity through Understanding Human Rights Based Approach to Municipal Planning workshop](#).

LAS

Discover how municipalities can cut energy costs and save money by transitioning to net zero buildings at the [Coldstream Net Zero Fire Hall](#) workshop on May 14 ([in-person](#)) and June 18 ([virtual](#)). Don't miss a building walkthrough a net zero fire hall.

Municipal Wire*

AMO is supporting a webinar hosted by the Canadian Urban Institute and The Shift about applying a human rights lens to homeless encampments. To participate on April 30th at 12 noon, please [register](#) in advance.

The Railway Association of Canada is updating the [2013 Proximity Guidelines](#) to enhance safety, sustainability, and community well-being in rail adjacent developments. [Provide your feedback](#) through their survey on the guidelines.

Pollution Probe and QUEST Canada are hosting workshops on [April 30](#) to develop a framework to ensure rural and remote communities can benefit from low-carbon energy innovation.

The [Ontario Bike Summit](#), Canada's largest cycling and active transportation conference, will be in Windsor from May 27-29. Be inspired by success stories including enhancing infrastructure and design, citizen safety and economic development.

Careers

[Project Coordinator, Zero Emission Mobility - City of Brampton](#). Closing Date: May 12, 2025.

[Manager of Development Services - King Township](#). Closing Date: May 20, 2025.

[Economic Development Officer - County of Simcoe](#). Closing Date: May 9, 2025.

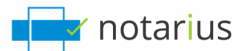
About AMO

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April 17, 2025

- AMO's Guidance Resources on Electricity Procurements.
- NEW Health and Safety Water Stream fund - webinar.
- Understanding your WSIB reporting responsibilities - webinar.
- 2025 Senior of the Year nominations.
- Nominations open for Medal of Distinction in Public Administration.
- Join the timely conversation on democracy: AMO's Rural Healthy Democracy Forum.
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- Before you know it, it's August! AMO 2025 Conference trade show selling out fast!
- Strategies for Elected Officials to Master Conflict Relationships virtual workshop.
- Teeny Tiny Summits 2025 line-up - Registration is open.
- AMO and OCC Trade and Tariff Forum - June 6.
- OSUM Conference 2025: Rebuilding our Political Culture.
- Human Rights Requirements in Municipal Planning: May 8 virtual workshop.
- Boost resilience with the All-Risk Municipal Grant.
- Net Zero Workshops: Spaces still available.
- Getting Across the Finish Line: Asset Management Compliance in 2025.
- Modernization of Rail Proximity Guidelines.
- Shaping your community's energy future workshop.
- Ontario Bike Summit.
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AMO Matters

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Provincial Matters

Apply for Ontario's new [Health and Safety Water Stream fund](#) to help municipalities and First Nations build, repair and expand aging water infrastructure. [Register for the April 29](#) informational webinar.

The Workplace Safety Insurance Board invites you to their free monthly webinar on April 29 from 10:00 am - 11:00 am to hear information on your reporting responsibilities and completing the Form 7 Employer's Report of Injury. To register, please click on the link [Understanding your WSIB reporting responsibilities](#).

The Ministry of Seniors and Accessibility invites municipalities to submit nominations for the [2025 Senior of the Year Award](#) which honours a local senior's contributions to the community. Submit nominations by April 30.

Nominations are open for the Lieutenant Governor's Medal of Distinction in Public Administration, Ontario's highest honour for public service. [Nominate a colleague](#) from your municipality by June 27,

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Advanced Strategies for Elected Officials to Master Conflict Relationships is the next step for elected official to master handling more complex situations. If you completed AMO Education's Navigating Conflict Relationships workshop, [register today](#) to explore how to prepare for difficult conversations with tools for positive results.

ROMA in partnership with the Minister of Rural Affairs, are happy to share the 2025 Teeny Tiny Summit line-up. These compelling events are designed with innovation in mind for Ontario's rural communities. Registration and information is available for the Summit in [Manitouwadge](#) and [Prince Edward County](#).

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LAS

Investing in Municipal Risk Resiliency - LAS and IPE are proud to promote the [All Risk Municipal Grant](#). This initiative recognizes and supports innovative risk management practices within Ontario municipalities.

Discover how municipalities can cut energy costs and save money by transitioning to net zero buildings at the [Coldstream Net Zero Fire Hall](#) workshop on May 14 ([in-person](#)) and **June 18** ([virtual](#)). Don't miss a building walkthrough a net zero fire hall.

Municipal Wire*

With the 2025 asset management compliance deadline approaching, Asset Management Ontario invites municipal staff to a [half-day workshop on May 1](#), 1:00-4:00pm.

The Railway Association of Canada is updating the [2013 Proximity Guidelines](#) to enhance safety, sustainability, and community well-being in rail adjacent developments. [Provide your feedback](#) through their survey on the guidelines.

Pollution Probe and QUEST Canada are hosting workshops on [April 23](#) and [April 30](#) to develop a framework to ensure rural and remote communities can benefit from low-carbon energy innovation.

The [Ontario Bike Summit](#), Canada's largest cycling and active transportation conference, will be in Windsor from May 27-29. Be inspired by success stories including enhancing infrastructure and design, citizen safety and economic development.

Careers

[General Manager of Emergency Services and Community Wellbeing - City of Greater Sudbury](#). Closing Date: May 5, 2025.

[Public Works Manager - Township Of Elizabethtown-Kitley](#). Closing Date: May 2, 2025.

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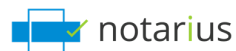
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April 10, 2025

- AMO's Guidance Resources on Electricity Procurements.
- Nominations open for Medal of Distinction in Public Administration.
- Limited space available for AMO's Rural Healthy Democracy Forum: June 11.
- AMO's Municipal Trade and Tariff Forum: June 6 in Toronto.
- Join your colleagues at the AMO 2025 Conference.
- AMO 2025 Conference trade show - selling out fast!!!
- Leveraging Resources for Results in Affordable Housing - OSUM Conference 2025.
- Human Rights-Based Approach to Municipal Planning: May 8 virtual workshop.
- Understanding Competing Human Rights: May 13 virtual workshop.
- Strategies for Elected Officials to Master Conflict Relationships virtual workshop.
- Teeny Tiny Summits 2025 line-up.
- Meet Canoe's newest Canadian supplier: Home Hardware.
- On April 15, unlock savings with our new partnership with HealthPRO Canada.
- April 28: Pioneering digital change in small communities: Insights & Experiences.
- BPS energy reporting season is underway.
- Group Benefits webinar recording.
- Boost resilience with the All-Risk Municipal Grant.
- Upcoming Net Zero Workshop register today.
- May 7 webinar: Investing in an uncertain market: The Prudent Investor's Playbook.
- Shaping your community's energy future workshop.
- Careers.

AMO Matters

AMO has [developed resources](#) to help municipal decision makers considering electricity generation and storage projects protect residents, sensitive lands, and municipal finances while securing local benefits and supporting growth.

Provincial Matters

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Education Opportunities

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Connect with over 3,000 of Ontario's municipal leaders representing Ontario's 444 municipalities and a \$68 billion sector at the AMO 2025 Conference in Ottawa this August. Click [here](#) to download the Exhibitor Package and [here](#) for the Sponsorship Package. Limited space available.

Join your colleagues in hearing how the Town of Collingwood is turning challenges into bold actions to transform housing options in their community. [Register for OSUM 2025 Conference today](#).

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decisions from a human centred approach and issues you may not be aware of. [Register for the May 8 Human Rights Based Approach to Municipal Planning workshop](#).

AMO and Hicks Morley have developed training to support municipal elected officials and council in understanding their obligations related to human rights and understanding how to manage seemingly competing human rights. [Register for this important Competing Rights May 13 workshop](#).

Advanced Strategies for Elected Officials to Master Conflict Relationships is the next step for elected official to master handling more complex situations. If you completed AMO Education's Navigating Conflict Relationships workshop, [register today](#) to explore how to prepare for difficult conversations with tools for positive results.

ROMA in partnership with the Minister of Rural Affairs, are happy to share the 2025 Teeny Tiny Summit line-up. These compelling events are designed with innovation in mind for Ontario's rural communities. Registration and information is available for the Summit in [Manitouwadge](#) and [Prince Edward County](#).

LAS

Home Hardware stores are locally owned and genuinely Canadian. They are also [Canoe Procurement Group's](#) newest vendor for building supplies. For your hardware and lumber needs, shop local! [Contact Carol Crystal](#), VP Merchandise at Home Hardware to learn more.

You are invited to a free webinar on April 15: [Introduction to HealthPRO Canada: Partnering for Better Healthcare & Lower Costs](#), which will help you gain a deeper understanding on how you can enhance healthcare services in your municipality while driving substantial cost reductions.

Small and rural municipalities face unique challenges in digital transformation, from limited resources to the need for solutions tailored to their communities. [Join a fireside chat](#) with our Barrier-Free Website service partner and municipalities that will share their experiences leading their municipalities through the redesign and launch of new websites. Whether you're a municipal leader, IT professional, or policymaker, this discussion will provide actionable takeaways to help guide your own digital journey.

The BPS Reporting season is in full swing. Municipalities must report their 2024 energy consumption by July 1 under [O.Reg 25/23](#). Contact bpssupport@ontario.ca for more information. If you are an [EPT subscriber](#), this information can be easily downloaded from our software and uploaded to the portal. If you also use our [natural gas](#) or [electricity programs](#), this data has been automatically imported into EPT - no data entry required.

Check out our recent [Group Benefits webinar](#) to learn about the advantages and cost savings opportunity with the LAS Group Benefits service, including updates about what is driving the cost of employee group benefit plans.

Investing in Municipal Risk Resiliency - LAS and IPE are proud to promote the [All Risk Municipal Grant](#). This initiative recognizes and supports innovative risk management practices within Ontario municipalities.

Build a net zero energy facility that will impact the bottom line of your organization. Join us for a [1-day in person workshop](#) on May 14 in Middlesex Centre (includes a tour of Canada's [Coldstream Net Zero Fire Hall](#)). Space is limited, so [register early](#).

ONE Investment

In a time of continuing market fluctuation and political change, investors should maintain a thoughtful long-term investment strategy. [Join us on May 7](#) for a timely update on current market challenges/opportunities, both nationally and internationally, with time for discussion with PH&N Institutional, investment manager for ONE's Prudent Investment offering.

Municipal Wire*

Pollution Probe and QUEST Canada are hosting workshops on April 23 and 30 to develop a framework to ensure rural and remote communities can benefit from low-carbon energy innovation. [Register online!](#)

Careers

[Director, Information Technology Services - The District Municipality of Muskoka](#) Closing Date: April 23

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[Manager, Financial Planning and Policy - The District Municipality of Muskoka](#). Closing Date: April 16, 2025.

[Executive Director of Pollution Control/ Deputy City Engineer - City of Windsor](#). Closing Date: May 16, 2025.

[General Manager, Community Safety & Wellness - Haldimand County](#). Closing Date: April 25, 2025.

[Planning Program Supervisor, Growth Policy & Analysis - County of Simcoe](#). Closing Date: April 25, 2025.

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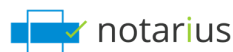
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April 03, 2025

- AMO's Guidance Resources on Electricity Procurements.
- Progress in Asset Management: Growth webinar.
- Nominations open for Medal of Distinction in Public Administration.
- Conversation on voter turnout, community engagement, and incivility at 2025 OSUM.
- Register for AMO's Rural Healthy Democracy Forum - June 11, 2025.
- Join your colleagues at the AMO 2025 Conference.
- Opportunity to showcase your products and services at AMO 2025 Conference.
- Human Rights-Based Approach to Municipal Planning: May 8 virtual workshop.
- Advanced Strategies for Elected Officials to Master Conflict Relationships.
- Municipal Codes of Conduct: Essential to Good Governance: Virtual workshop.
- Boost resilience with the All-Risk Municipal Grant.
- Foundations for a Municipal Investment Strategy training.
- Facility assessments available through Canoe.
- Upcoming Net Zero Workshop register today.
- AMCTO-Mitacs Municipal Innovation Internship Program.
- Call for participation: Zoning Changes Solutions Lab.
- Ontario Geothermal Association conference.
- Careers.

AMO Matters

AMO has [developed resources](#) to help municipal decision makers considering electricity generation and storage projects protect residents, sensitive lands, and municipal finances while securing local benefits and supporting growth.

A panel of municipal practitioners will discuss how to integrate growth and housing considerations into long-term asset management planning. [Register for today's session](#) at 12 PM.

Provincial Matters

Nominations are open for the Lieutenant Governor's Medal of Distinction in Public Administration, Ontario's highest honour for public service. [Nominate a colleague](#) from your municipality by June 27,

Education Opportunities

Join small urban leaders at the OSUM Conference in discussion about solutions to reversing current political and cultural trends: drop in voter turnout, contracting of municipal community outreach and civic engagement, and an increase in incivility. [Registration is open](#) and you can book your accommodations [here](#).

Registration is open for the AMO Rural Healthy Democracy Forum, in the Municipality of Mississippi Mills. Partnering with the Rural Ontario Municipal Association (ROMA), this full-day event will bring together municipal and sector leaders, academics and experts for insightful discussions on the state of democracy in rural Ontario. [Register today!](#)

AMO 2025 is the premier opportunity to connect with your colleagues, provincial government, and suppliers for municipal services - all in support of your work as a locally elected official. [Register for AMO 2025](#) and [book your accommodations today](#).

Reach out to learn more about Exhibitor and Sponsorship opportunities for the 2025 conference in the City of Ottawa August 17-20. Our event provides you exposure to over 3,000 of Ontario's municipal leaders representing Ontario's 444 municipalities and a \$68 billion sector. Both the of these opportunities sell out fast. Click [here](#) to download the Exhibitor Package and [here](#) for the Sponsorship Package.

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workshop provides insight into municipal decision making on policies and services that reflect the needs of the whole community and are legally sound. [Register for the May 8 Human Rights Based Approach to Municipal Planning workshop](#).

AMO's [Advanced Strategies for Elected Officials to Master Conflict Relationships](#) (NCR 2.0), building on the Navigating Conflict Relationships, will take you to the next level of understanding and navigating relationships. This workshop will prepare attendees for difficult conversations that are guaranteed to lead to a positive conclusion and relationship.

AMO Education has developed a course that helps and guides municipal leaders in: developing or revitalizing existing codes of conduct. This work shop will assist in establishing buy-in or ownership at council on expectations on of ethical behaviour and how to ensure adherence, how to address and manage breaches and the role of Integrity Commissioners as a supporting resource. [Register for the May 14 Municipal Codes of Conduct workshop](#).

LAS

Investing in Municipal Risk Resiliency - LAS and IPE are proud to promote the [All Risk Municipal Grant](#). This initiative recognizes and supports innovative risk management practices within Ontario municipalities.

Take some time to enhance your understanding of municipal investments. This [new on-demand training](#), which is perfect for municipal finance staff, will review the *Municipal Act* investment regulation, discuss current municipal finance challenges, and overview investment options available to the municipal sector.

Need a facility assessment to meet your Asset Management Plan requirements? The [Canoe Procurement Group's](#) approved supplier, [Roth IAMS](#) makes this process simple. [Contact Sarah](#) to learn more.

Build a net zero energy facility that will impact the bottom line of your organization. Join us for a [1-day in person workshop](#) on May 14 in Middlesex Centre (includes a tour of Canada's [Coldstream Net Zero Fire Hall](#)). Space is limited, so [register early](#).

Municipal Wire*

The [AMCTO-Mitacs Municipal Innovation Internship Program](#) is a program that matches Ontario municipal governments with post-secondary students studying in Ontario. Municipalities can submit their project proposal(s) for consideration by May 9. The internship program will take place from January-August 2026.

Smart Density has received funding from CMHC Solutions Lab to assist municipal planning teams in [updating zoning policies](#) to enable affordable housing development on faith-based properties. Contact info@smartdensity.com to access Solutions Lab support.

The Ontario Geothermal Association is hosting a [conference May 21-22](#) with sessions about municipal geothermal programs. Municipal delegates can receive 20% off registration with discount code AMO.

Careers

[Executive Director - Ontario Municipal Social Services Association \(OMSSA\)](#). Closing Date: April 22, 2025.

[Licensed Mechanic - Town of Oakville](#). Closing Date: April 13, 2025.

[Manager, Professional Practice & Client Experience - County of Simcoe](#). Closing Date: April 9, 2025.

[Finance Coordinator, Budget and Final Planning - City of Kawartha Lakes](#). Closing Date: April 6, 2025.

[Director of Legislative Services/Clerk - Township of Tiny](#). Closing Date: April 18, 2025.

[Communications Manager - Bruce County](#). Closing Date: April 14, 2025.

[Government Relations Manager - Bruce County](#). Closing Date: April 14, 2025.

[Director, Strategy Transformation and Organizational Performance - City of Richmond Hill](#). Closing Date: April 20, 2025.

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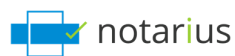
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April 16, 2024

Town of Halton Hills
Attention: Melissa Lawr, Deputy Clerk - Legislation
1 Halton Hills Drive
Halton Hills, ON L7G 5G2

Dear Ms. Lawr,

Re: Letter of Support, Ontario Deposit Return Program

This letter is being sent in support of the Town of Halton Hills Resolution No. 2025-0025 regarding Support for the Town of Bradford West Gwillimbury regarding Ontario Deposit Return Program.

Please be advised that at their meeting on April 7, 2025, Council of the Municipality of Meaford passed the following resolution of support:

Moved by: Councillor Forder
Seconded by: Councillor Uhrig

That Council of the Municipality of Meaford support the resolution from the Town of Halton Hills regarding the Ontario Deposit Return Program.

Carried - Resolution #2025-18-12





As per the above resolution, please accept a copy of this correspondence for your information.

Yours sincerely,

Sue Brown

Acting Deputy Clerk

Municipality of Meaford

21 Trowbridge Street West, Meaford

519-538-1060, ext. 1170 | sbrown@meaford.ca

cc. Honourable Andrea Khanjin, Minister of Environment, Conservation and Parks

Honourable Peter Bethlenfalvy, Minister of Finance

Association of Municipalities of Ontario (AMO)

Honourable Ted Arnott, MPP Wellington – Halton Hills





April 8, 2025

Town of Halton Hills
1 Halton Hills Drive, Halton Hills L7G 5G2

SENT VIA EMAIL: melissal@haltonhills.ca

RE: Support for Town of Halton Hills for the recycling of non-alcoholic beverage containers

To Whom it May Concern:

Please be advised that at their Regular Council meeting held April 7, 2025, the Council of the Township of North Huron expressed their support for the resolution circulated by the Town of Halton Hills for their support of the Town of Bradford West Gwillimbury in the creation of an Ontario Deposit Return Program of non-alcoholic beverage containers.

The Township of North Huron echoes both the Town of Bradford West Gwillimbury and The Town of Halton Hills beliefs of creating a program to take leadership in environmental matters, including asking the Province to create a deposit and return system for non-alcoholic bottles. This expansion is anticipated to create an opportunity to reduce waste and encourage sustainable practices for both non-alcoholic and alcoholic beverage containers.

Should you have any questions, please contact the undersigned.

Regards,

Stephanie Reibel, Deputy Clerk/Planning Coordinator

P.O. Box 90, 274 Josephine Street, Wingham, Ontario N0G 2W0
Phone: 519-357-3550 Fax: 519-357-1110

www.northhuron.ca

VIA EMAIL

April 22, 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
Andrea Holland, Acting Town Clerk, Town of Oakville

Please be advised that at its meeting held on April 16, 2025, the Council of The Regional Municipality of Halton adopted the following resolution:

RESOLUTION: FN-10-25 - 2025 Tax Policy

1. THAT the following tax ratios be adopted for the 2025 taxation year:

Residential	1.000000
Multi-Residential	2.000000
New Multi-Residential	1.000000
Commercial	1.456500
Commercial Small-Scale On-Farm Business Subclass	0.364125
Industrial	2.090700
Industrial Small-Scale On-Farm Business Subclass	0.522675
Aggregate Extraction	1.701216
Pipe Line	1.061700
Farm	0.200000
Managed Forests	0.250000
Landfill	1.456500

2. THAT the 2025 taxation rates for Regional services as set out in Attachment #1 to Report No. FN-10-25 re: "2025 Tax Policy" be adopted.
3. THAT Halton Region continues to provide the following rebates and deferrals to be funded through the Council-approved 2025 operating budget:
 - a. Provide a tax rebate for Registered Charitable Organizations under Section 361 of the *Municipal Act, 2001* at a rate of 40% of the current year's taxes applicable to the space occupied;

- b. Provide a property tax increase deferral on residential properties to low-income older adults and low-income persons with disabilities under Section 319 of the *Municipal Act, 2001*;
 - c. Provide a full property tax deferral to low-income older adults through the Older Adults Property Tax Deferral Program under Section 107 of the *Municipal Act, 2001*, as set out in By-law No. 20-16, as amended;
 - d. Cost-share with the Local Municipalities for the property tax rebate program in the same proportion as their share of the total current year taxes subject to the rebate being established by a by-law under Section 365 of the *Municipal Act, 2001*;
 - e. Provide a reduction or refund of the Regional portion of property taxes for eligible Heritage Property in the same proportion as that provided for by the Local Municipalities' by-laws established under Section 365.2 of the *Municipal Act, 2001*.
4. THAT the Corporate Counsel be authorized to prepare all necessary by-laws to establish the aforesaid 2025 taxation rates, taxation policies, and property tax relief programs.
5. THAT the Regional Clerk forward a copy of Report No. FN-10-25 and the related by-laws 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 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

Report To:	Regional Chair and Members of Regional Council
From:	Cyndy Winslow, Commissioner, Finance and Regional Treasurer
Date:	April 16, 2025
Report No.:	FN-10-25
Re:	2025 Tax Policy

Recommendation

1. THAT the following tax ratios be adopted for the 2025 taxation year:

Residential	1.000000
Multi-Residential	2.000000
New Multi-Residential	1.000000
Commercial	1.456500
Commercial Small-Scale On-Farm Business Subclass	0.364125
Industrial	2.090700
Industrial Small-Scale On-Farm Business Subclass	0.522675
Aggregate Extraction	1.701216
Pipe Line	1.061700
Farm	0.200000
Managed Forests	0.250000
Landfill	1.456500

2. THAT the 2025 taxation rates for Regional services as set out in Attachment #1 to Report No. FN-10-25 re: "2025 Tax Policy" be adopted.
3. THAT Halton Region continues to provide the following rebates and deferrals to be funded through the Council-approved 2025 operating budget:
 - a. Provide a tax rebate for Registered Charitable Organizations under Section 361 of the *Municipal Act, 2001* at a rate of 40% of the current year's taxes applicable to the space occupied;
 - b. Provide a property tax increase deferral on residential properties to low-income older adults and low-income persons with disabilities under Section 319 of the *Municipal Act, 2001*;
 - c. Provide a full property tax deferral to low-income older adults through

the Older Adults Property Tax Deferral Program under Section 107 of the *Municipal Act, 2001*, as set out in By-law No. 20-16, as amended;

- d. Cost-share with the Local Municipalities for the property tax rebate program in the same proportion as their share of the total current year taxes subject to the rebate being established by a by-law under Section 365 of the *Municipal Act, 2001*;
 - e. Provide a reduction or refund of the Regional portion of property taxes for eligible Heritage Property in the same proportion as that provided for by the Local Municipalities' by-laws established under Section 365.2 of the *Municipal Act, 2001*.
4. THAT the Corporate Counsel be authorized to prepare all necessary by-laws to establish the aforesaid 2025 taxation rates, taxation policies, and property tax relief programs.
 5. THAT the Regional Clerk forward a copy of Report No. FN-10-25 and the related by-laws to the City of Burlington, the Town of Halton Hills, the Town of Milton and the Town of Oakville.

Report

Executive Summary

- Under the *Municipal Act, 2001*, Regional Council must annually approve tax policies to set the upper-tier rating by-laws, tax ratios, and any mandatory or discretionary tax relief programs.
- The 2025 combined tax impact of Regional and Police Services is 6.2%, comprised of Regional Services impact of 2.3% and Police Services impact of 12.3%.
- The combined total assessment change for the 2025 taxation year is 1.82% which is comprised of the net in-year assessment growth, and the new mandated Aggregate Extraction property class. The difference between the actual assessment growth of 1.82% and the budgeted assessment growth of 1.80% is \$107,670 which has been transferred to the Tax Stabilization Reserve (501020) as approved through Report No. FN-34-24 re: "2025 Budget and Business Plan and Disposition of 2024 Surplus".
- Staff are proposing no changes to the 2025 tax ratios, with the exception of the new, mandated Aggregate Extraction Property Class which has a tax ratio of 1.701216. This results in 35 properties moved from the Industrial Property Class at a tax ratio of 2.090700 with a tax shift impact of approximately \$57,000.

- In the *2024 Ontario Budget*, the Province announced a new optional multi-residential subclass, offering a reduced property tax rate up to 35%. At this time, staff do not recommend adopting the optional new multi-residential subclass, as it cannot be directed towards affordable housing. Through the *2024 Fall Economic Statement*, the Province announced that it would be providing municipalities with the ability to reduce the municipal tax rates on affordable rental housing through the creation of an optional property tax subclass beginning in 2026. It is anticipated that the affordable rental housing subclass will provide a better tool to achieve the objectives of increasing housing supply and affordability. Staff will review the regulations once they are available and report back with an update, including potential impacts and recommendations.
- It is recommended that the Region continues to provide the following rebates and deferrals to be funded through the Council-approved 2025 operating budget:
 - Tax rebate for Registered Charitable Organizations at a rate of 40% of the current year's taxes applicable to the space occupied; the 2025 budget for this is \$158,000;
 - Property tax increase deferral on residential properties to low-income older adults and low-income persons with disabilities; the 2025 budget for this is \$200,000 and is combined with the full property tax deferral program below;
 - Full property tax deferral to low-income older adults under the Older Adults Property Tax Deferral Program; the 2025 budget for this is \$200,000 and is combined with the property tax increase deferral program above;
 - Cost-share with the Local Municipalities for the property tax rebate program for low-income older adults in the Towns of Halton Hills and Oakville, and low-income older adults and low-income persons with disabilities program in the City of Burlington, in the same proportion as their share of the total current year taxes; the 2025 budget for this is \$220,000;
 - Reduction or refund of the Regional portion of property taxes for eligible Heritage Property in the same proportion as that provided for by the Local Municipalities by-laws; the 2025 budget for this is \$50,000.

Background

The purpose of this report is to provide Regional Council with recommendations regarding property taxation for 2025 and to obtain approval for the 2025 Regional property tax ratios and tax rates.

In accordance with the *Municipal Act, 2001*, the Region is required to pass by-laws and/or implement programs as follows:

- Upper-tier tax ratio setting
- Upper-tier rating by-law(s)
- Relief program for low-income older adults and low-income persons with disabilities
- Rebate program for charitable organizations

The “2025 Current Value Assessment (CVA) and Tax Policy Reference Manual” is provided under separate cover as Attachment #2 to this report to assist members of Regional Council and the public in understanding assessment and property tax in Ontario, and specifically in Halton. This manual is also available to the public through Halton’s website ([Halton - Property Taxes](#)).

Discussion

The final Regional tax rates are calculated by taking the assessment information from the Municipal Property Assessment Corporation (MPAC), weighting the assessment based on the tax ratios and dividing the 2025 Regional levy requirement by the weighted assessment. The following section provides information on each of these components.

Assessment Changes

As shown in Table 1 below, the combined total assessment change for the 2025 taxation year is 1.82%, which is the change in the weighted taxable assessment from the tax roll used for the 2024 taxation year to the tax roll used for the 2025 taxation year.

Table 1: 2025 Combined Total Assessment Change

Taxable Weighted Assessment						
Class	2024 Tax Year	2024 Year End	% Change for In-Year Growth	% Change related to New Class	2025 Tax Year	Total % Change
Residential	\$ 134,465,513,565	\$ 137,080,354,492	1.94%	0.00%	\$ 137,080,354,492	1.94%
Multi-Residential	6,472,627,096	6,519,562,388	0.73%	0.00%	6,519,562,388	0.73%
New Multi-Residential	344,450,476	435,268,176	26.37%	0.00%	435,268,176	26.37%
Commercial	26,680,470,029	26,975,612,794	1.11%	0.00%	26,975,612,794	1.11%
Industrial	6,527,492,990	6,570,041,730	0.65%	0.00%	6,570,041,730	0.65%
Aggregate Extraction*	-	100,700,447	0.00%	-18.63%	81,940,600	0.00%
Pipelines	327,205,323	340,351,292	4.02%	0.00%	340,351,292	4.02%
Farmlands	195,388,955	195,956,243	0.29%	0.00%	195,956,243	0.29%
Managed Forests	18,996,996	19,482,846	2.56%	0.00%	19,482,846	2.56%
Total	\$ 175,032,145,429	\$ 178,237,330,408	1.83%	-0.01%	\$ 178,218,570,560	1.82%
Taxable Weighted Assessment						
Municipality	2024 Tax Year	2024 Year End	% Change for In-Year Growth	% Change related to New Class	2025 Tax Year	Total % Change
Burlington	\$ 52,795,160,053	\$ 53,267,144,937	0.89%	-0.01%	\$ 53,262,764,683	0.89%
Halton Hills	15,823,799,407	15,976,502,756	0.97%	-0.06%	15,967,026,883	0.91%
Milton	30,732,897,008	31,396,785,805	2.16%	-0.02%	31,391,882,085	2.14%
Oakville	75,680,288,961	77,596,896,910	2.53%	0.00%	77,596,896,910	2.53%
Total	\$ 175,032,145,429	\$ 178,237,330,408	1.83%	-0.01%	\$ 178,218,570,560	1.82%
Notes: The % change columns in both tables do not total 1.82% due to the use of different bases in each calculation						
*New in 2025: Aggregate Extraction Property Class						

The net in-year assessment growth of 1.83% for 2024 incorporates all additional assessment generated from new development that has been valued by MPAC during the year. The increase in assessment is offset by reduced assessment values resulting from Assessment Review Board appeal settlements and Requests for Reconsideration settlements. The net in-year assessment growth results in a reduction to the tax impact as per the 2025 Budget and Business Plan, which supports the costs of maintaining levels of service in a growing community. In contrast, valuation changes based on MPAC's reassessment do not generate any additional tax revenue but rather result in a redistribution of the relative tax share among the property classes.

In 2024, the Province introduced a new mandated Aggregate Extraction Property Class effective for 2025 and future tax years, through Ontario Regulation 370/24 amending Ontario Regulation 282/98 under the *Assessment Act*. This new property class is comprised of the industrial portion of properties used for aggregate extraction, and for 2025, there are 35 properties in this class in Halton. Ontario Regulation 510/24 filed on December 10, 2024, sets the transition tax ratio for the Aggregate Extraction property class at 1.701216 in Halton. Prior to 2025, the properties classified as Aggregate Extraction were included in the Industrial property class and taxed at a ratio of 2.0907. The impact of this lower tax ratio reduces the year over year assessment growth of 1.83% by 0.01%, to 1.82% and shifts taxes of approximately \$57,000.

Postponement of the Reassessment

Property taxation is based on the assessed value of properties, and in Ontario those assessments are reviewed and updated every four years by MPAC. The next property valuation update, known as a reassessment, was scheduled to be completed by MPAC in 2020 for the 2021 taxation year. However, due to the unique and unforeseen challenges of the COVID-19 pandemic that all municipalities, residents, and businesses faced during 2020, the Province announced in the March 2020 Economic and Fiscal Update that it was postponing the reassessment to maintain stability in the context of the emerging pandemic. The reassessment was also postponed for the 2022 to 2024 taxation years.

On October 21, 2024, the Province filed Ontario Regulation 419/24 which officially extended the January 1, 2016 current value assessment base year to apply to the 2025 taxation year, and reaffirmed that the property tax reassessments would continue to be postponed for the 2025 tax year. With the postponement of the reassessment in 2025, the valuation date of a property's current value assessment remains as at January 1, 2016, and, excluding any in-year changes to a property, the current value assessment used for 2025 taxation is the same as what was used for 2024 taxation.

Through the *2024 Ontario Budget*, the Province provided an update that it is undertaking a review of the property assessment and taxation system. Consultations have commenced to seek input on the scope and priority areas of the review and will continue with broader engagement from across the Province. On October 30, 2024, the Province delivered its 2024 Fall Economic Statement which stated that the government is continuing to review the property assessment and taxation system, with a focus on fairness, affordability, business competitiveness, and modernization of administration tools. As part of this review, the Province will work with MPAC, municipalities, and other stakeholders to enhance information sharing and develop new digital solutions. Regional staff will participate and provide input into the review as opportunities arise from the Province. It also reaffirmed that Province-wide property tax reassessment will continue to be deferred until this work is complete.

Regional Levy Requirement

Regional Council approved the net Regional levy requirement of \$568,270,131 through Report No. FN-34-24 re: “2025 Budget and Business Plan and Disposition of 2024 Surplus”, which assumed 2024 in-year assessment growth of 1.80%.

The final assessment information from MPAC was finalized in December 2024, the day before Council was scheduled to approve the 2025 Budget and Business Plan. As a result of this timing, there is a variance between the budgeted and actual assessment growth. The actual 2024 assessment growth was 1.82%, which is 0.02% higher than the budgeted assessment growth of 1.80%. To reflect the higher than budgeted assessment, an adjustment to the 2025 net levy requirement is required to increase it by \$107,670 from \$568,270,131 to \$568,377,801, as shown in Table 2 below. A transfer to the Tax Stabilization Reserve (501020) of \$107,670, approved through Report No. FN-34-24, will be made for this surplus. The 2025 Regional Levy By-law accompanies this report for approval.

Table 2: 2025 Actual Assessment Growth

	2025 Budget	2025 Levy	Difference
Assessment Growth	1.80%	1.82%	0.02%
Tax Increase	6.2%	6.2%	0.0%
Net Levy Requirement	\$568,270,131	\$568,377,801	\$107,670

Tax Ratios

One of the limited tools provided by the Province to municipalities in setting tax rates is the ability to adjust tax ratios to address tax shifts created through reassessments.

Regional staff are proposing no changes to the 2025 tax ratios, with the exception of the new, mandated Aggregate Extraction Property Class, as shown in Table 3 below. The 2025 Regional Tax Ratio By-law accompanies this report for approval.

Table 3: 2025 Tax Ratios

Property Class	Ranges of Fairness (O. Reg. 386/98)	Halton Region Tax Ratios		Threshold Ratios (O. Reg. 73/03)
		2024	2025	
Residential	1.00*	1.0000	1.0000	2.0000
Multi-Residential	1.00 - 1.10	2.0000	2.0000	
New Multi-Residential	1.00 - 1.10	1.0000	1.0000	
Commercial	0.60 - 1.10	1.4565	1.4565	
Commercial - Small-Scale On-Farm Business	0.60 - 1.10	0.3641	0.3641	1.9800
Industrial	0.60 - 1.10	2.0907	2.0907	2.6300
Industrial - Small-Scale On-Farm Business	0.60 - 1.10	0.5227	0.5227	2.6300
Aggregate Extraction	0.60 - 1.10	N/A	1.701216****	2.6300
Pipe Line	0.60 - 0.70	1.0617	1.0617	25.0000
Farm	0.0 - 0.25**	0.2000	0.2000	
Managed Forests	0.25***	0.2500	0.2500	
Landfill	0.60 - 1.10	1.4565	1.4565	

*Section 308 of the *Municipal Act, 2001* sets the tax ratio for Residential as 1.0

**Section 308.1 of the *Municipal Act, 2001* restricts the tax ratio for Farm to be 0.25 or lower

***Section 308.1 of the *Municipal Act, 2001* sets the tax ratio for Managed Forests as 0.25

****NEW FOR 2025 Ontario Regulation 510/24 sets the 2025 tax ratio for Aggregate Extraction at 1.701216

Aggregate Extraction Property Class

The Province has created a new Aggregate Extraction Property Class through Ontario Regulation 370/24, amending Ontario Regulation 282/98 under the *Assessment Act*, effective for 2025 and future tax years. This new property class is comprised of the industrial portion of properties used for aggregate extraction.

On December 10, 2024, regulations were filed under the *Municipal Act, 2001* and the *Education Act* to implement the municipal property tax framework and education tax rates for the new Aggregate Extraction property class. Ontario Regulation 510/24 sets the transition tax ratio for the Aggregate Extraction property class at 1.701216 in Halton Region, while Ontario Regulation 512/24 sets the education property tax rate at 0.511%.

Multi-Residential Properties

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 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.

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 class was passed (in Halton Region's case, after October 30, 2002). As part of the Province's *Fair Housing Plan*, effective April 20, 2017, the Province mandated the new multi-residential property class with a transition ratio of 1.0 and a range of fairness between 1.0 and 1.1, 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 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.

Optional New Multi-Residential Subclass

In the *2024 Ontario Budget*, the Province announced the flexibility for municipalities to offer a reduced property tax rate on new multi-residential rental properties through the creation of a new optional subclass, to further encourage the development of purpose-built rental properties. Ontario Regulations 140/24 and 141/24, both released on March 27, 2024, provide Single- and Upper-Tier municipalities the flexibility to pass a municipal by-law to adopt the optional new multi-residential subclass and provide a reduction of up to 35% in the municipal property tax rate for the subclass. For properties to qualify for the new optional subclass, the land would need to be classified as new multi-residential and the first building permit would need to be issued after the municipal by-law came into effect.

Implementing the new optional subclass would result in multi-residential properties in the Region having three different tax ratios depending on when their building permits were issued, which raises concern with fairness and equity;

- Multi-Residential properties with building permits issued on or before October 30, 2002 currently have a tax ratio of 2.0;
- New Multi-Residential properties with building permits issued after October 30, 2002 currently have a tax ratio of 1.0 (which aligns with the residential property class);
- The new optional subclass could have a tax ratio as low as 0.65 for any properties with building permits issued after the subclass is in effect thus shifting burden onto other property classes, primarily the residential class at a tax ratio of 1.0.

Regional staff enquired with the Ministry of Finance to see if municipalities can adopt eligibility criteria or stipulations for multi-residential properties to be entered into the subclass through the by-law, for example requiring a certain percentage of the units to

be affordable. This is not permitted as eligibility would simply be based on the property class, meaning that all new multi-residential developments would be entered into the subclass pursuant to a building permit issued on or after an effective date specified in the municipal by-law.

At the time of writing this report, the Province has not committed to providing a reduction to the education portion of property taxes for any municipalities that implement a reduced property tax rate through the optional subclass, therefore any reduction would just be on the municipal portion of property taxes.

At this time, staff do not recommend adopting the optional new multi-residential subclass, as it cannot be directed towards affordable housing through the by-law.

Optional Affordable Rental Housing Subclass

Through the *2024 Fall Economic Statement*, the Province announced that it would be providing municipalities with the ability to reduce the municipal tax rates on affordable rental housing through the creation of an optional property tax subclass in 2026, to help increase housing supply and affordability. The Province will be seeking input from municipalities and other stakeholders with the intention of regulations being in place in 2025.

Staff will monitor the new optional affordable rental housing subclass, which is anticipated to provide a better tool to incentivize the development of new affordable rental housing in Halton Region and meet objectives of increasing housing supply and affordability. Staff will review the regulations once they are available and report back with an update, including potential impacts and recommendations.

Small-Scale On-Farm Business Subclass

In 2018, the Province amended O. Reg. 282/98 under the *Assessment Act* to create optional subclasses for small-scale on-farm business for each of the industrial and commercial property classes. Since 2018, municipalities have had the option to adopt the new subclass, which provides a 75% reduction on municipal taxes for the first \$50,000 of assessment. The Region adopted the subclass in 2020 through Report No. FN-12-20 re: “2020 Tax Policy”.

Since 2022, municipalities have had the option to adopt a second subclass that would increase the eligible assessment amount to \$100,000. Offering a second subclass with a property tax reduction based on a higher threshold would require shifting the tax burden to other properties. The Province will apply a reduced business education tax

rate to this increased \$100,000 threshold for all eligible properties, regardless of whether or not municipalities adopt the subclass.

Based on the returned assessment roll for the 2025 tax year, there are no properties that have been identified as eligible for this additional subclass in Halton. Staff will continue to monitor the assessment roll annually and report back with an update, including potential impacts and recommendations.

Tax Rate

The Regional Levy is comprised of a levy for Regional General Services, a levy for Waste Management Services, and a levy for Police Services. Regional General Services includes basic waste, recycling and organics, and this levy as well as the Police Services levy are funded by the entire assessment base. The Waste Management Services levy, which is the Enhanced Waste collection of yard waste, Christmas trees etc., is calculated on an area rating specific to each Local Municipal assessment base under Section 326 of the *Municipal Act, 2001* as service levels vary by Local Municipality. In Halton, Enhanced Waste services are provided to urban properties in each of the Local Municipalities. Rural properties do not receive these services.

As shown in Table 4 below, the 2025 final tax rates are calculated based on the assessment changes, 2025 levy requirements, and the tax ratios as presented in recommendation #1. The blended Regional residential urban tax rate is 0.00319027.

Table 4: 2025 Final Tax Rates

2025 Regional Residential Tax Rates		
Regional Services	2025 Levy	Urban Residential Tax Rate
General	\$ 331,695,361	0.00186117
Police	232,989,891	0.00130733
Waste Management		
Burlington	1,357,999	0.00002622
Halton Hills	419,312	0.00003534
Milton	417,792	0.00001472
Oakville	1,497,446	0.00001930
Total *	\$ 568,377,801	0.00319027

Schedule may not add due to rounding

*Total Tax Rate based on combined Waste Mgmt rate

Attachment #1 to this report contains the Regional tax rates for 2025 for all property classes. The tax rates are included in the 2025 Regional Levy By-law which accompanies this report for approval.

2025 Provincial Property Tax Decisions

On November 1, 2024, the Ministry of Finance released the 2025 Property Tax Decisions letter which set out the business education and railway rights-of-way property tax rates for the 2025 taxation year, confirmed the education property tax rates for 2025, and noted the new mandated property class for the industrial portions of aggregate extraction sites as discussed above.

Business Education Tax Rates

In 2021, the Province limited the Business Education Tax (BET) rates for commercial and industrial properties to 0.88%. Within Halton, this reduction benefited the Industrial Property Class which previously had a BET rate of 1.098184%. Commercial properties in Halton are at 0.770552%, which is already below 0.88%. The Province will continue to provide the reduction for the 2025 taxation year.

Education Tax Rates

The Region received the final Education tax rates for 2025 from the Ministry of Finance through O. Reg. 420/24 which amended O. Reg. 400/98 of the *Education Act*. The education property tax rates for 2025 remain unchanged from the previous year as assessments continue to be based on January 1, 2016, which is the same valuation date used for 2024, with the exception of the new, mandated Aggregate Extraction Property Class. Table 5 below summarizes the 2025 education rates by property class applicable for Halton.

Table 5: Final Education Tax Rates

Final Education Rates	
Property Class	2025 Tax Year
Residential	0.00153000
Multi-Residential	0.00153000
New Multi-Residential	0.00153000
Commercial	0.00770552
Commercial - Small-Scale On-Farm Business	0.00220000
Industrial	0.00880000
Industrial - Small-Scale On-Farm Business	0.00220000
Aggregate Extraction	0.00511000
Pipe Line	0.00880000
Farm	0.00038250
Managed Forests	0.00038250
Landfill	0.00864766

Tax Impact

The 2025 combined tax impact of Regional and Police Services is 6.2%, comprised of Regional Services impact of 2.3% and Police Services impact of 12.3%. Table 6 provides a summary of the combined Regional tax impact by municipality for an urban residential property per \$100,000 of CVA.

Table 6: Combined Regional Tax Impact

Residential Tax Impacts per \$100,000 CVA						
Combined					Blended Regional Tax Only	
2025 Taxes	Burlington	Halton Hills	Milton	Oakville		
Regional Services:						
General & Waste Management	\$ 188.74	\$ 189.65	\$ 187.59	\$ 188.05	\$	188.29
Police	130.73	130.73	130.73	130.73		130.73
Sub-total	\$ 319.47	\$ 320.38	\$ 318.32	\$ 318.78	\$	319.03
Local Municipal Services:						
General	499.12	482.11	354.68	362.85		
Education	153.00	153.00	153.00	153.00		
Total	\$ 971.59	\$ 955.50	\$ 826.00	\$ 834.63	\$	319.03
2024 Taxes	Burlington	Halton Hills	Milton	Oakville	Blended Regional Tax Only	
Regional Services:						
General & Waste Management	\$ 184.42	\$ 185.30	\$ 183.30	\$ 183.78	\$	184.00
Police	116.40	116.40	116.40	116.40		116.40
Sub-total	\$ 300.82	\$ 301.70	\$ 299.71	\$ 300.19	\$	300.41
Local Municipal Services:						
General	464.27	442.17	322.72	342.41		
Education	153.00	153.00	153.00	153.00		
Total	\$ 918.09	\$ 896.88	\$ 775.43	\$ 795.60	\$	300.41
Dollar Impact of Region General & Waste	\$ 4.32	\$ 4.35	\$ 4.29	\$ 4.27	\$	4.29
Percentage Impact of Region General & Waste	2.3%	2.3%	2.3%	2.3%		2.3%
Dollar Impact of Police Taxes	\$ 14.33	\$ 14.33	\$ 14.33	\$ 14.33	\$	14.33
Percentage Impact of Police Taxes	12.3%	12.3%	12.3%	12.3%		12.3%
Dollar Impact of Total Regional Taxes	\$ 18.65	\$ 18.68	\$ 18.62	\$ 18.59	\$	18.62
Percentage Impact of Total Regional Taxes	6.2%	6.2%	6.2%	6.2%		6.2%
Dollar Impact of Local Taxes	\$ 34.85	\$ 39.94	\$ 31.96	\$ 20.44		
Percentage Impact of Local Taxes	7.5%	9.0%	9.9%	6.0%		
Dollar Impact of Total Taxes	\$ 53.50	\$ 58.62	\$ 50.58	\$ 39.03	\$	18.62
Percentage Impact of Total Taxes	5.8%	6.5%	6.5%	4.9%		6.2%

Schedule may not add due to rounding

Tax Allocation

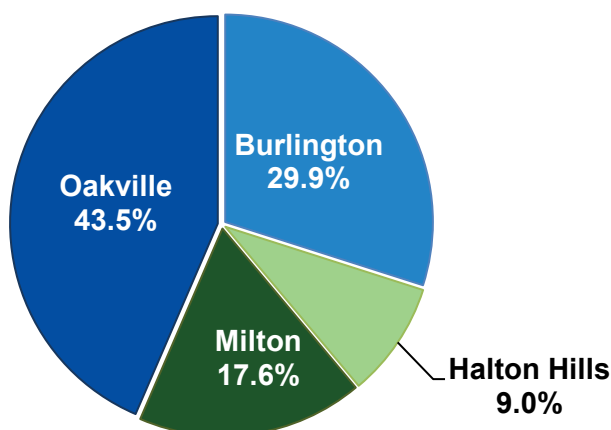
The percentage breakdown of the final 2025 taxes for Regional, Local and Education taxes for an urban residential property in each of the Local Municipality is shown in Table 7 below.

Table 7: Share of Residential Taxes by Municipality

Percentage Share of Residential Taxes by Municipality				
	Burlington	Halton Hills	Milton	Oakville
Region General & Waste	19.4%	19.8%	22.7%	22.5%
Police	13.5%	13.7%	15.8%	15.7%
Region Total	32.9%	33.5%	38.5%	38.2%
Local	51.4%	50.5%	42.9%	43.5%
Education	15.7%	16.0%	18.5%	18.3%
	100.0%	100.0%	100.0%	100.0%

Chart 1 below illustrates the percentage share of the total Regional levy, which includes the levy for Regional General Services, the levy for Waste Management Services, and the levy for Police Services, by each of the Local Municipalities.

Chart 1: Local Municipal Share of Total Region Levy



Optional Vacant Homes Tax

On October 23, 2024, Council was provided with the findings of the study that was completed by Ernst & Young LLP on an optional Vacant Homes Tax Program in Halton through Report No. FN-26-24 re: “Halton Regional Optional Vacant Home Tax Program”. Through Report No. FN-26-24, Council also received the requests from the City of Burlington, the Town of Halton Hills and the Town of Milton which had approved resolutions that they be excluded from any potential by-laws that would implement a vacant home tax within their respective municipalities:

- The Town of Milton through Report No. ES-009-24, approved on May 13, 2024
- The Town of Halton Hills through Report No. CS-2024-015, approved on June 17, 2024

- The City of Burlington through Report No. F-27-24, approved on September 17, 2024

On January 27, 2025, the Town of Oakville approved a recommendation that staff proceed with a plan to implement a vacant home tax within the municipality, and that staff report back in Q3 2025 with more details on a proposed Vacant Home Tax program in Oakville.

Regional staff will bring forward an update on the Town of Oakville's program when further details become available. Should the Council of the Town of Oakville approve to implement a Vacant Homes Tax, it will be required to provide a supportive statement to Halton Region indicating its participation in the program. To proceed with implementation of a vacant homes tax in the Town of Oakville, a Regional By-law would need to be approved which would provide the authority to impose the vacant home tax, specify in which lower tier the VHT applies, and set out the tax rate and vacancy definition.

Tax Relief Programs in Halton Region

Rebates for Charitable Organizations

A rebate program for registered charitable organizations occupying (owned or rented) commercial or industrial properties has been Provincially mandated under section 361 of the *Municipal Act, 2001* since 1998 with the introduction of CVA, the Region's program was approved and implemented through By-law No. 120-98, as amended. The mandatory program includes the following discretionary options:

- May provide rebates to organizations that are similar to eligible charities
- May include eligible organizations occupying property in other property classes
- May provide rebates between 40% and 100% and
- May have different rebates for different organizations or charities.

The current program offered in Halton provides a rebate of 40% of the current year's taxes for eligible organizations. This level has remained constant since the introduction of the program. This program is administered by the Local Municipalities through an annual application process. The deadline for charitable organizations to apply for these rebates is the end of February in the following year.

Staff recommend that Council continue with the existing program of providing rebates to charitable organizations. A new Charity Rebate by-law is proposed as the current By-law No. 120-98, as amended, is based on repealed and replaced legislation. The proposed Charity Rebate by-law accompanies this report for approval.

The Regional cost of the charity rebate program was \$184,400 in 2024, and the 2025 budget is \$158,000.

Older Adults Property Tax Deferral Programs

Deferral of Property Tax Increase

A mandatory tax relief program for low-income older adults and low-income persons with disabilities was introduced as part of the 1998 property tax reform under section 319 of the *Municipal Act, 2001*. The eligibility criteria for this program are established by the Region and the program is administered by the Local Municipalities. The eligibility criteria are reviewed as part of the annual tax policy process. The program allows for an interest-free deferral of all annual property tax increases for eligible low-income older adults and low-income persons with disabilities, and all four Local Municipalities participate in this program. For 2025, Regional staff recommend that Council continue with the existing program. The 2025 Regional By-law for the Property Tax Increase Deferral Program for Low-income Older Adults and Low-income Persons with Disabilities accompanies this report for approval.

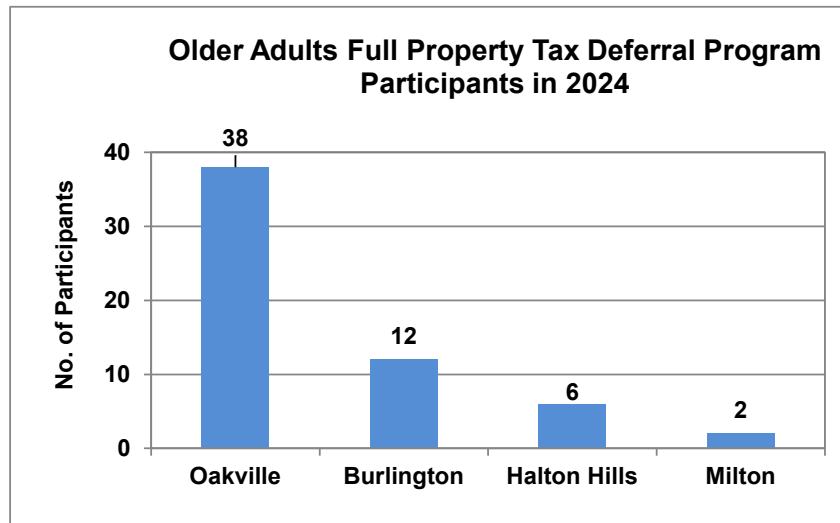
Deferral of Full Property Tax

In March 2016, Council approved Report No. FN-06-16 re: “Implementation of Older Adults Property Tax Deferral Program”, and passed By-law No. 20-16, as amended. This program provides a full property tax deferral program, interest-free to the homeowner, for eligible low-income older adults who own real property in Halton. Section 107 of the *Municipal Act, 2001*, permits a municipality to make grants for any purpose that Council considers to be in the interest of the municipality, subject to certain restrictions. The Region provides grants to the Local Municipalities to fund the interest cost of the deferral.

The program was designed to assist eligible low-income older adults remain in their homes by deferring full property taxes, with the interest paid by the Region to the Local Municipality. The program is offered in addition to, and mutually exclusive of, the existing property tax increase deferral discussed above for low-income older adults, and the local tax rebate programs for low-income older adults and persons with disabilities as set out below. For example, if an older adult is accepted for the full tax deferral program, then the same person is not eligible for a local tax rebate program or the tax deferral for the property tax increase for low-income older adults.

In 2024, a total of 58 households participated in the full property tax deferral program as shown in Chart 2 below.

Chart 2: Older Adults Full Property Tax Deferral Program Participation



This program began on July 1, 2016 and is in place at all four Local Municipalities. Staff recommend that Council continue with the Older Adults Property Tax Deferral program. The cost of the deferral of property tax increase and deferral of full property tax programs was \$243,000 in 2024, and the combined 2025 budget for both programs is \$200,000.

Local Tax Rebate for Low-Income Older Adults and Low-Income Persons with Disabilities

The Town of Halton Hills and the Town of Oakville offer tax rebate programs for low-income older adults, and the City of Burlington offers a tax rebate program for low-income older adults and low-income persons with disabilities, through section 365 of the *Municipal Act, 2001*. This section allows lower-tier municipalities to provide for the cancellation, reduction, or refund of taxes for municipal and school purposes for an eligible property of any person whose taxes are considered to be unduly burdensome. The lower-tier municipality may establish the definition of “unduly burdensome” and set the rebate criteria. Upper-tier municipalities may cost share in the rebate programs in the same proportional share as the tax revenues. A by-law passed by the upper-tier municipality is required to establish the cost-sharing arrangements. If the upper-tier does not cost share in the program, then the lower-tier is responsible for the portion of the costs relating to the upper-tier municipality.

The Region has participated in cost-sharing the low-income older adults’ tax rebates since 2008. The proportion of the rebate for education taxes is automatically shared with the school boards. Eligible applicants apply annually through an application form

which is available from the local tax office or the websites in each participating municipality.

The Town of Halton Hills offers a rebate program based on participants receiving a monthly guaranteed income supplement under Part II of the *Old Age Security Act*. The Town's rebate is \$500 as set out in the Town's By-law No. 2018-0015.

For 2024, the Town of Oakville's rebate was \$500 for older adults with a maximum combined household income of \$35,252. The Town's By-law to approve the 2025 rebate program is expected to be presented to Town Council on April 28, 2025.

Since 2009, the City of Burlington has offered an optional low-income seniors property tax rebate program under section 365 of the *Municipal Act, 2001*, and Regional Council has approved the cost-sharing of the program annually through the Tax Policy report. At its meeting held on April 16, 2024, the City of Burlington approved an expanded low-income property tax rebate program, to include both low-income seniors and low-income persons with disabilities, effective for the 2024 taxation year. Through Report No. FN-16-24 re: "City of Burlington Low-Income Property Tax Rebate Program", Regional Council approved the Region continuing to cost-share in this program to provide a rebate of \$575 as set out in the City's By-law No. 29-2024 for the 2024 taxation year. For the 2025 taxation year, the City's rebate remains unchanged at \$575 under the City's By-law No. 29-2024.

Staff recommend that the Region continue to cost-share in the local rebate programs with the Town of Halton Hills, the Town of Oakville, and the City of Burlington for the 2025 taxation year. The 2025 Regional By-laws to authorize the cost sharing of Tax Rebates to eligible owners of real property in the City of Burlington and the Town of Halton Hills accompany this report for approval. The Regional By-law to authorize the cost sharing of Tax Rebates to eligible owners of real property in the Town of Oakville will be presented for Council's approval in May following approval of the Town's By-law which is expected on April 28, 2025.

The total Regional cost of the locals rebate program was \$136,800 in 2024. The 2025 budget was increased to \$220,000 in response to the City of Burlington's expanded program.

Local Tax Rebate for Eligible Heritage Property

Pursuant to section 365.2 of the *Municipal Act, 2001*, a Local Municipality may establish a program to provide tax reductions or refunds to eligible heritage properties. Currently, the City of Burlington and the Town of Halton Hills have established local programs.

In 2015, Regional Council approved to cost share in the Local Municipal Heritage Property Tax Rebate programs for eligible properties through Report No. FN-45-15 re: “Heritage Properties Tax Rebate Program” and Report No. FN-52-15 re: “2016 Budget and Business Plan and Disposition of the 2015 Surplus”, and passed By-law No. 133-15, as amended.

Under the Heritage Property Tax Rebate program, the Region provides a reduction or refund of the Regional portion of property taxes for an eligible heritage property that is the same as that provided by the lower-tier by-law.

The City of Burlington offers a 40% rebate to residential properties and a 20% rebate to commercial properties. The Town of Halton Hills offers a 20% rebate to eligible properties that are considered residential, multi-residential, commercial, industrial, or farm properties.

For 2025, the following rebates will be provided by the Region:

- In the City of Burlington, a total rebate of 40% for eligible residential properties, and 20% for eligible commercial properties of taxes levied for upper-tier purposes.
- In the Town of Halton Hills, a total rebate of 20% for eligible properties of taxes levied for upper-tier purposes.

Staff recommend that the Region continue to provide a reduction or refund of the Regional portion of property taxes for eligible Heritage Property in the same proportion as that provided for by the Local Municipalities for the 2025 taxation year as outlined above. The 2025 Heritage Property Tax Rebate By-law accompanies this report for approval.

The Regional cost of the Heritage Property Tax Rebate program was \$61,100 in 2024, and the 2025 budget is \$50,000.

Financial/Program Implications

The financial impacts of this report are accommodated with the Region's 2025 Budget and Business Plan.

Respectfully submitted by,

Debbie Symons
Director, Budgets and Tax Policy

Cyndy Winslow
Commissioner, Finance and
Regional Treasurer

Approved by,

Bob Gray
Acting 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 – 2025 Regional Tax Rates

Attachment #2 – 2025 Current Value Assessment (CVA) and Tax Policy Reference Manual

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

Local Municipality - Burlington

	General	Police	Enhanced Waste	Regional Total Urban	Regional Total Rural
- Residential	0.00186118	0.00130733	0.00002622	0.00319473	0.00316851
- farm land I	0.00139588	0.00098050	0.00001966	0.00239604	0.00237638
- education only	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
- Multi-Residential	0.00372234	0.00261465	0.00005244	0.00638943	0.00633699
- New Multi-Residential	0.00186118	0.00130733	0.00002622	0.00319473	0.00316851
- Commercial	0.00271080	0.00190412	0.00003819	0.00465311	0.00461492
- excess land	0.00271080	0.00190412	0.00003819	0.00465311	0.00461492
- vacant land	0.00271080	0.00190412	0.00003819	0.00465311	0.00461492
- farm land I	0.00139588	0.00098050	0.00001966	0.00239604	0.00237638
- small-scale on-farm business	0.00067769	0.00047603	0.00000955	0.00116327	0.00115372
- Office Building	0.00271080	0.00190412	0.00003819	0.00465311	0.00461492
- excess land	0.00271080	0.00190412	0.00003819	0.00465311	0.00461492
- Parking Lot	0.00271080	0.00190412	0.00003819	0.00465311	0.00461492
- Shopping Centre	0.00271080	0.00190412	0.00003819	0.00465311	0.00461492
- excess land	0.00271080	0.00190412	0.00003819	0.00465311	0.00461492
- Industrial	0.00389115	0.00273323	0.00005482	0.00667920	0.00662438
- excess land	0.00389115	0.00273323	0.00005482	0.00667920	0.00662438
- vacant land	0.00389115	0.00273323	0.00005482	0.00667920	0.00662438
- farm land I	0.00139588	0.00098050	0.00001966	0.00239604	0.00237638
- small-scale on-farm business	0.00097279	0.00068331	0.00001370	0.00166980	0.00165610
- Large Industrial	0.00389115	0.00273323	0.00005482	0.00667920	0.00662438
- excess land	0.00389115	0.00273323	0.00005482	0.00667920	0.00662438
- Aggregate Extraction	0.00316625	0.00222405	0.00004461	0.00543491	0.00539030
- Pipe Line	0.00197601	0.00138799	0.00002784	0.00339184	0.00336400
- Farm	0.00037224	0.00026147	0.00000524	0.00063895	0.00063371
- Managed Forests	0.00046530	0.00032683	0.00000655	0.00079868	0.00079213

Local Municipality - Halton Hills

	General	Police	Enhanced Waste	Regional Total Urban	Regional Total Rural
- Residential	0.00186118	0.00130733	0.00003534	0.00320385	0.00316851
- farm land I	0.00139588	0.00098050	0.00002650	0.00240288	0.00237638
- education only	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
- Multi-Residential	0.00372234	0.00261465	0.00007068	0.00640767	0.00633699
- New Multi-Residential	0.00186118	0.00130733	0.00003534	0.00320385	0.00316851
- Commercial	0.00271080	0.00190412	0.00005147	0.00466639	0.00461492
- excess land	0.00271080	0.00190412	0.00005147	0.00466639	0.00461492
- vacant land	0.00271080	0.00190412	0.00005147	0.00466639	0.00461492
- farm land I	0.00139588	0.00098050	0.00002650	0.00240288	0.00237638
- small-scale on-farm business	0.00067769	0.00047603	0.00001287	0.00116659	0.00115372
- Office Building	0.00271080	0.00190412	0.00005147	0.00466639	0.00461492
- excess land	0.00271080	0.00190412	0.00005147	0.00466639	0.00461492
- Parking Lot	0.00271080	0.00190412	0.00005147	0.00466639	0.00461492
- Shopping Centre	0.00271080	0.00190412	0.00005147	0.00466639	0.00461492
- excess land	0.00271080	0.00190412	0.00005147	0.00466639	0.00461492
- Industrial	0.00389115	0.00273323	0.00007389	0.00669827	0.00662438
- excess land	0.00389115	0.00273323	0.00007389	0.00669827	0.00662438
- vacant land	0.00389115	0.00273323	0.00007389	0.00669827	0.00662438
- farm land I	0.00139588	0.00098050	0.00002650	0.00240288	0.00237638
- small-scale on-farm business	0.00097279	0.00068331	0.00001847	0.00167457	0.00165610
- Large Industrial	0.00389115	0.00273323	0.00007389	0.00669827	0.00662438
- excess land	0.00389115	0.00273323	0.00007389	0.00669827	0.00662438
- Aggregate Extraction	0.00316625	0.00222405	0.00006012	0.00545042	0.00539030
- Pipe Line	0.00197601	0.00138799	0.00003752	0.00340152	0.00336400
- Farm	0.00037224	0.00026147	0.00000707	0.00064078	0.00063371
- Managed Forests	0.00046530	0.00032683	0.00000883	0.00080096	0.00079213

Local Municipality - Milton

	General	Police	Enhanced Waste	Regional Total Urban	Regional Total Rural
- Residential	0.00186118	0.00130733	0.00001472	0.00318323	0.00316851
- farm land I	0.00139588	0.00098050	0.00001104	0.00238742	0.00237638
- education only	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
- Multi-Residential	0.00372234	0.00261465	0.00002945	0.00636644	0.00633699
- New Multi-Residential	0.00186118	0.00130733	0.00001472	0.00318323	0.00316851
- Commercial	0.00271080	0.00190412	0.00002145	0.00463637	0.00461492
- excess land	0.00271080	0.00190412	0.00002145	0.00463637	0.00461492
- vacant land	0.00271080	0.00190412	0.00002145	0.00463637	0.00461492
- farm land I	0.00139588	0.00098050	0.00001104	0.00238742	0.00237638
- small-scale on-farm business	0.00067769	0.00047603	0.00000536	0.00115908	0.00115372
- Office Building	0.00271080	0.00190412	0.00002145	0.00463637	0.00461492
- excess land	0.00271080	0.00190412	0.00002145	0.00463637	0.00461492
- Parking Lot	0.00271080	0.00190412	0.00002145	0.00463637	0.00461492
- Shopping Centre	0.00271080	0.00190412	0.00002145	0.00463637	0.00461492
- excess land	0.00271080	0.00190412	0.00002145	0.00463637	0.00461492
- Industrial	0.00389115	0.00273323	0.00003078	0.00665516	0.00662438
- excess land	0.00389115	0.00273323	0.00003078	0.00665516	0.00662438
- vacant land	0.00389115	0.00273323	0.00003078	0.00665516	0.00662438
- farmlands I	0.00139588	0.00098050	0.00001104	0.00238742	0.00237638
- small-scale on-farm business	0.00097279	0.00068331	0.00000770	0.00166380	0.00165610
- Large Industrial	0.00389115	0.00273323	0.00003078	0.00665516	0.00662438
- excess land	0.00389115	0.00273323	0.00003078	0.00665516	0.00662438
- Aggregate Extraction	0.00316625	0.00222405	0.00002505	0.00541535	0.00539030
- Pipe Line	0.00197601	0.00138799	0.00001563	0.00337963	0.00336400
- Farm	0.00037224	0.00026147	0.00000294	0.00063665	0.00063371
- Managed Forests	0.00046530	0.00032683	0.00000368	0.00079581	0.00079213

Local Municipality - Oakville

	General	Police	Enhanced Waste	Regional Total Urban	Regional Total Rural
- Residential	0.00186118	0.00130733	0.00001930	0.00318781	0.00318781
- farm land I	0.00139588	0.00098050	0.00001447	0.00239085	0.00239085
- education only	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
- Multi-Residential	0.00372234	0.00261465	0.00003860	0.00637559	0.00637559
- New Multi-Residential	0.00186118	0.00130733	0.00001930	0.00318781	0.00318781
- Commercial	0.00271080	0.00190412	0.00002811	0.00464303	0.00464303
- excess land	0.00271080	0.00190412	0.00002811	0.00464303	0.00464303
- vacant land	0.00271080	0.00190412	0.00002811	0.00464303	0.00464303
- farm land I	0.00139588	0.00098050	0.00001447	0.00239085	0.00239085
- small-scale on-farm business	0.00067769	0.00047603	0.00000703	0.00116075	0.00116075
- Office Building	0.00271080	0.00190412	0.00002811	0.00464303	0.00464303
- excess land	0.00271080	0.00190412	0.00002811	0.00464303	0.00464303
- Parking Lot	0.00271080	0.00190412	0.00002811	0.00464303	0.00464303
- Shopping Centre	0.00271080	0.00190412	0.00002811	0.00464303	0.00464303
- excess land	0.00271080	0.00190412	0.00002811	0.00464303	0.00464303
- Industrial	0.00389115	0.00273323	0.00004035	0.00666473	0.00666473
- excess land	0.00389115	0.00273323	0.00004035	0.00666473	0.00666473
- vacant land	0.00389115	0.00273323	0.00004035	0.00666473	0.00666473
- farm land I	0.00139588	0.00098050	0.00001447	0.00239085	0.00239085
- small-scale on-farm business	0.00097279	0.00068331	0.00001009	0.00166619	0.00166619
- Large Industrial	0.00389115	0.00273323	0.00004035	0.00666473	0.00666473
- excess land	0.00389115	0.00273323	0.00004035	0.00666473	0.00666473
- Aggregate Extraction	0.00316625	0.00222405	0.00003283	0.00542313	0.00542313
- Pipe Line	0.00197601	0.00138799	0.00002049	0.00338449	0.00338449
- Farm	0.00037224	0.00026147	0.00000386	0.00063757	0.00063757
- Managed Forests	0.00046530	0.00032683	0.00000482	0.00079695	0.00079695



Halton Region

2025 Current Value Assessment (CVA) and Tax Policy Reference Manual



Updated April 2025 (FN-10-25)

Contents

Introduction	1
Purpose of the Current Value Assessment and Tax Policy Reference Manual.....	1
Roles & Responsibilities.....	2
Provincial Government.....	3
Municipal Property Assessment Corporation (MPAC).....	3
Halton Region.....	4
Local Municipalities.....	4
Assessment.....	5
Ontario Property Reassessment.....	5
Examples of Property Assessment Phase-In.....	6
Current Value Assessment.....	7
Property Assessment Codes and Classes.....	7
Classes of Properties	7
Property Class Definitions.....	8
Optional Classes of Properties.....	9
New Construction Property Classes	9
Subclasses of Properties	9
Mixed-Use Properties.....	10
Taxable Assessment Codes	11
Rights of Property Owners to Challenge Their Property Assessment	13
Contacting MPAC About Assessment	13
Understanding the Relationship Between Assessment and Taxes.....	14
Tax Rate	14
Calculating Property Taxes.....	14

Provincial Rules and Regulations Governing Municipal Tax Policy	15
Capping Program Options	15
Ranges of Fairness and Tax Ratios	15
Summary of the Rules and Regulations Governing Municipal Tax Policy	17
Changing Tax Ratios.....	17
Relief for Low-Income Older Adults & Persons with Disabilities	18
Optional Relief from Hardship.....	18
Capping	19
Small-Scale On-Farm Business Subclass	20
Small Business Subclass (SBSC)	20
Optional New Class	20
Graduated Tax Rates	21
Phase-In	21
Municipal Tax Reductions	21
Vacant Home Tax (VHT)	22
Rebates to Charities	22
Tax Reductions for Heritage Properties	23
Property Tax Relief for Residences built or modified to accommodate Older Adults or People with Disabilities	24
Property Tax Relief for Older Adults with Low Incomes	25
Education Taxes.....	26
Residential Education Tax Rates.....	26
Business Education Tax (BET) Rates	26
Frequently Asked Questions	27
Glossary of Terms.....	30
Contacts.....	33
Tax Policy Deadlines	34
Notes.....	35



Introduction

Purpose of the Current Value Assessment and Tax Policy Reference Manual

The *Current Value Assessment and Tax Policy Reference Manual* has been developed to assist Councillors, staff and property owners in understanding assessment and tax reform in Halton Region and Ontario as a whole.

In 1998, the Provincial government instituted current value assessment (CVA) across Ontario with mandated updates on a regular basis. At the same time, rules and regulations were legislated by the Province to guide municipalities in setting tax policies. Changes were also made to education taxes through the shifting of service responsibilities between the Provincial and Municipal governments. In the 2007 Provincial Budget, a four-year reassessment cycle was introduced. As a result of valuation changes from reassessment, increases in CVA are phased-in equally over a four-year period while decreases in CVA are applied in the first year.

The most recent reassessment occurred in 2016 and updated all property values in Ontario to a valuation date of January 1, 2016 as set out in Report No. FN-01-17 (re: 2016 Reassessment Impact Analysis). Assessments used for the 2025 taxation year will continue to be based on the same valuation date that was in effect for the 2024 taxation year. In March 2020, the Province announced the postponement of the 2021 reassessment. On October 31, 2024, the Province filed O. Reg. 419/24 which officially extends the January 1, 2016 current assessment base year to apply to the 2025 taxation year. As of the printing of this manual, no revised reassessment timeline has been provided.

In prior years, tax policies have been developed to work towards Regional Council's Multi-Year Tax Policy Strategy with the aim of mitigating the shifts in relative tax share created by the reassessment and mandatory phase-in program and Halton's Economic Development Strategy, ensuring Halton Region's industrial and commercial tax rates are competitive within the Greater Toronto and Hamilton Area.

Roles & Responsibilities

The following chart illustrates the roles and responsibilities of each governing body that is involved in the assessment and tax setting process.

Legislation, Rules & Regulations



Assessment of Properties



Upper-tier Tax Policies



Local Municipal Tax Policies, Tax Administration & Collection, Assessment Base Management



Provincial Government

The Provincial government sets the policies and legislation affecting property assessment and taxation in Ontario. There are three ministries that are involved in assessment and tax policy.

Ministry of Finance

The principal ministry involved in setting assessment and tax policies is the Ministry of Finance. Under the *Fair Municipal Finance Act, 1997*, the Ministry created a new province-wide current value assessment system that also introduced new property classes. The Ministry of Finance sets the overall policies and has the final decision on any assessment-related issues. The Ministry is also responsible for setting education tax rates annually.

The Minister of Finance sets assessment policy and standards across the province and develops Ontario's Tax and Property Assessment Legislation. The Minister is also responsible for establishing the majority of the regulations governing assessment and tax policy.

Ministry of Municipal Affairs and Housing (MMAH)

The Ministry of Municipal Affairs and Housing is responsible for establishing some of the regulations under the *Municipal Act, 2001* and the *Residential Tenancies Act, 2006* associated with property tax policy. As the primary liaison with municipalities, it deals more specifically with implementation details.

Ministry of Education

The Ministry of Education is responsible for establishing the deadlines for municipalities to pay their education tax installments. Although not responsible for setting the education tax rates, the Ministry is responsible for allocating these funds to the school boards.

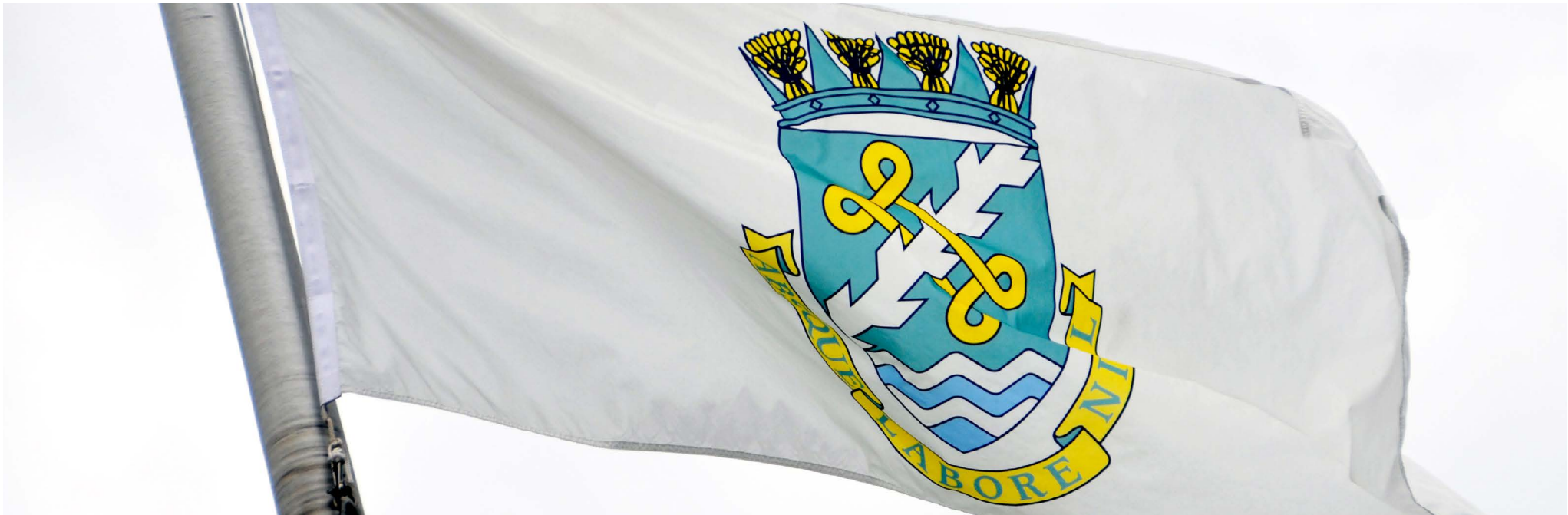
Municipal Property Assessment Corporation (MPAC)

On December 31, 1998, the Provincial government transferred responsibility for property assessment from the Ministry of Finance to the Ontario Property Assessment Corporation, an independent body established by the *Ontario Property Assessment Corporation Act, 1997*. Amendments to the Act in 2001 resulted in an organizational change and renamed the organization to the Municipal Property Assessment Corporation (MPAC).

MPAC is governed by a Board of Directors appointed by the Minister of Finance. The board is comprised of 13 members: seven members are municipal representatives; four members represent property taxpayers; and two members represent Provincial interests.

Every municipality in Ontario is a member of MPAC, a non-share capital, not-for-profit corporation whose main responsibility is to administer a uniform, province-wide property assessment system based on current value assessment in accordance with the provisions of the *Assessment Act, 1990*. These assessments apply to more than 5.7 million properties in Ontario, with an estimated total value of more than \$3.2 trillion.

Property values are communicated to individual property owners through Property Assessment Notices and to municipalities through the annual assessment rolls. The annual assessment rolls are used by municipalities to calculate property taxes.



Halton Region

Under the rules and regulations created by the Province, Halton Region, as the upper-tier municipality, is responsible for the development of property tax policies. The Region works in co-operation with the Local Municipalities to set these policies on an annual basis.

These policy decisions include:

- tax ratios or delegation of tax ratio setting to the local municipalities
- optional property classes
- graduated tax rates for commercial and industrial classes of properties
- phasing-in of property tax increases/decreases
- how to fund the mandated caps for multi-residential, commercial and industrial properties
- low-income homeowners' programs for older adults and persons with disabilities

The annual tax policy decision process begins with analysis of the final assessment roll for the taxation year as received from MPAC each December. Annual growth in assessment and valuation changes to the assessment base create shifts in the relative tax share between property classes. Analysis of these tax shifts may provide focus to the tax policy decisions required.

The Region, in conjunction with the Local Municipalities and based on the annual tax policies established, also determines the annual tax rates for each property class.

Local Municipalities

Under the rules and regulations created by the Province, the Local Municipalities are responsible for local municipal tax policies, the administration of the tax billing, adjustments and the collection process, rebate programs, taxpayer inquiries and assessment base management.

Assessment

This section of the manual provides an overview of assessment and reassessment. While MPAC is responsible for property assessment, Council members and municipal staff may find the following information helpful in answering basic questions from citizens. Given the relationship between assessment and taxes, the following section also provides baseline information on the types of property classes, subclasses and optional classes. Detailed questions should be directed to the MPAC office, the governing body responsible for assessment.

Ontario Property Reassessment

Property assessment is the value assigned to a property for taxation purposes.

Property reassessment in Ontario refers to the updating of all property values across the province using the same base year of comparison to reflect their value. Properties are assessed on the basis of their current value at a specific point in time.

Since market values on properties change over time, it is necessary to keep the assessments on properties up to date so that they reflect current market conditions. Otherwise, similar properties with the same value but different assessments within the same municipality will pay different levels of taxation.

When tax reform was initiated in 1997, assessments on all properties in Ontario were updated to reflect their value as of June 30, 1996. These 1996 values were used as the basis for taxation in 1998, 1999, and 2000. The table to the right shows the date on which land is valued for assessment purposes for taxation years, beginning in 1998.

The 2004 Provincial Budget cancelled the reassessment planned for 2005 and adopted a new reassessment schedule starting with the 2006 taxation year. This schedule was based on assessment values as of January 1 of the year preceding the current taxation year (i.e., for the 2006 taxation year, the valuation date would be January 1, 2005).

In response to a large number of taxpayer complaints, a Provincial Ombudsman investigation was launched into whether MPAC's process of valuing properties was transparent and fair. On June 29, 2006, the Minister of Finance announced that the scheduled property reassessments for the next two years would be cancelled in order to allow for the implementation of the Ombudsman's recommendations.

Taxation Year	Valuation Date
1998, 1999, 2000	June 30, 1996
2001, 2002	June 30, 1999
2003	June 30, 2001
2004, 2005	June 30, 2003
2006, 2007, 2008	January 1, 2005
2009 - 2012	January 1, 2008
2013 - 2016	January 1, 2012
2017 - 2020, 2021 - 2025	January 1, 2016

The 2007 Provincial Budget introduced a mandatory phase-in of residential assessment increases (including farm and managed forests) over the four-year period. The 2008 Provincial Budget extended the phase-in of assessment increases to all property classes.

Increases in assessed values are distributed equally among all years of the phase-in cycle. Decreases in assessed values are fully realized in the first year of the phase-in cycle.

The current reassessment is based on property values as of January 1, 2016, and the phase-in cycle applies to the 2017 to 2020 taxation years. In March 2020, the Province announced the postponement of the 2021 reassessment. In October 2024, the Province reaffirmed that the property tax reassessments would continue to be postponed for the 2025 taxation year, meaning assessments used for the 2025 taxation year would continue to be based on the same valuation date that was in effect for the 2024 taxation year. As of the printing of this manual, no revised reassessment timeline has been provided.

When a change in assessment occurs annually, the *Assessment Act, 1990* requires MPAC to mail Property Assessment Notices (PAN) to property owners at least 14 days prior to supplying the Assessment Roll to a municipality in December.

For the 2016 reassessment, MPAC initiated significant reforms to Ontario's property assessment system in response to recommendations from the Special Purpose Business Property Assessment Review (SPBPAP) that the Province undertook in 2013. MPAC redesigned the 2016 PAN and implemented early mailing dates to help property owners better understand their assessment and resolve concerns through a Request for Reconsideration (RfR) process before the final assessment rolls for 2017 taxation were delivered to municipalities in December 2016.



Examples of Property Assessment Phase-In

Property Assessment Value Increase

January 1, 2012 Valuation

CVA = \$500,000

January 1, 2016 Valuation

CVA = \$580,000

Change in Assessment = \$80,000

CVA for Taxation Purposes

Taxation Year	Assessment
2017	\$520,000
2018	\$540,000
2019	\$560,000
2020	\$580,000
2021 - 2025	\$580,000

Property Assessment Value Decrease

January 1, 2012 Valuation

CVA = \$500,000

January 1, 2016 Valuation

CVA = \$480,000

Change in Assessment = -\$20,000

CVA for Taxation Purposes

Taxation Year	Assessment
2017	\$480,000
2018	\$480,000
2019	\$480,000
2020	\$480,000
2021 - 2025	\$480,000

Current Value Assessment

Current Value Assessment is defined as the amount of money a property would realize if sold at arm’s length (by a willing seller to a willing buyer with no relationship to each other). To calculate a property’s assessed value, MPAC analyzes market information from similar types of property in the vicinity.

While all properties are evaluated using current value assessment, there are three methods used for this analysis:

- the selling price of a property (residential)
- the rental income a property generates (office building)
- the cost to replace a property (industrial)

Each method takes into consideration the location of a property, the size and quality of any buildings and features which might enhance or reduce a property’s value.

Property Assessment Codes and Classes

MPAC classifies every property into one or more property classes. Municipalities have the ability within pre-established provincial guidelines to charge each property class a different rate of tax. Therefore, classification of properties determines the rate of tax that the property owner will be required to pay.

Classes of Properties

Current legislation requires MPAC to allocate properties into ten mandatory property classes. These classes are defined by a Realty Tax Class (RTC) designation. On April 4, 2017, Ontario Regulation 264/17 was filed by the

Ministry of Finance, moving the designation of the new multi-residential property class from an optional to a mandatory property class in 2017 and future years.

In 2024, the Province created a new Aggregate Extraction Property Class through Ontario Regulation 370/24 effective for 2025 and future tax years. This new property class is comprised of the industrial portion of privately-owned and operated gravel pit properties which are used for aggregate extraction.

Residential (RTC = R)
Multi-Residential (RTC = M)
New Multi-Residential (RTC = N)
Commercial (RTC = C)
Industrial (RTC = I)
Aggregate Extraction (RTC = V)
Pipe Line (RTC = P)
Farm (RTC = F)
Managed Forests (RTC = T)
Landfill (RTC = H)



Property Class Definitions

Residential

The residential property class consists of:

- land used for low-density residential purposes, such as single-family houses
- condominium units
- land used for residential purposes on a seasonal basis, including campgrounds
- land owned by a cooperative or a corporation without share capital, or a group home
- specific lands not used for residential purposes, such as farm land that does not fall in the farm class



Multi-Residential

This class consists of land that is used for residential purposes that has seven or more self-contained units.



New Multi-Residential

This class consists of land that would otherwise be in the multi-residential property class, but satisfies the requirement that the units on the land have been built or converted from a non-residential use. This classification also requires that a building permit was issued after the by-law adopting the new multi-residential class was passed (in Halton's case, after October 30, 2002).

A property ceases to be in the new multi-residential class after it has been in that class for 35 taxation years.

Commercial

The commercial class includes all land that is not included in any other property class. Examples of properties included in this class are:

- hotels and motels
- stores

- office buildings
- shopping malls
- homes for special care
- retirement homes and nursing homes operated as commercial ventures



Industrial

The industrial property class consists of land used for, or in connection with, manufacturing, producing or processing, as well as lands used for research and development and storage activities in connection with manufacturing, producing and processing. This class also includes land used for generating or transforming electricity or extracting anything from the earth.

Aggregate Extraction

This class of property consists of the industrial portion of privately-owned and operated gravel pit properties which are used for aggregate extraction.

Pipe Line

This class of property consists of pipe lines as they are presently defined in the *Assessment Act, 1990*. The Minister of Finance prescribes assessment rates by regulation using the same base-year value as all other properties.

Farm

Land used for farming, including outbuildings, is included in this class. Inclusion in the farm class is based on the criteria set for the former Farm Tax Rebate Program that applied in 1997. Since 2006, Halton Region's tax ratio for the farm class has been 20 per cent of the residential tax rate (subject to certain restrictions detailed in regulations).

Managed Forests

This class consists of land that is subject to a managed forest agreement. If the land is used for other purposes, it will be reclassified and the favourable tax treatment

will be eliminated. Furthermore, it is intended that the tax break that the property had enjoyed as an eligible managed forest will be recovered for the year or portion of the year in which it ceased to be eligible, and such change can be made by the assessor up to four years later. Eligible managed forests are taxed at 25 per cent of the residential tax rate.

Landfill

In 2017, the Province introduced a new property class which consists of land on which landfilling is permitted to occur with environmental compliance approval and land that contains a closed landfill cell (no longer used to receive waste and has been permanently closed) as outlined in the *Assessment Act, 1990*. This class includes a dump, transfer station, incineration plant and landfill.

Optional Classes of Properties

In addition to the nine core property classes, the Minister of Finance established seven additional optional classes in the *Assessment Act, 1990*.

The advantage of creating an optional class is that it provides additional flexibility to tax properties within these classes at a different rate compared to the broader class. However, setting up additional new classes moves a municipality further away from full tax equity across all classes, creating a greater number of tax rates. Halton currently has no optional property classes.

The following is a list of the seven optional classes available to municipalities.

Office Building (RTC = D)
Shopping Centre (RTC = S)
Parking Lot & Vacant Land (RTC = G)
Residual Commercial (RTC = K)
Large Industrial (RTC = L)
Professional Sports Facility (RTC = Q)
Resort Condominium (RTC = O)

New Construction Property Classes

In the 2007 Provincial Budget, a reduction to the business education tax rate to a uniform target maximum of 1.6 per cent over the following seven years was announced. The new rate of 1.6 per cent took effect immediately from the date of the budget, March 22, 2007, for all new construction in the business classes of Commercial and Industrial.

This different treatment for education taxes has resulted in new property classes for new construction. These property classes apply to land that would otherwise be in the core class and have undergone improvements to the property where the application for the building permit was made after March 22, 2007. In order to qualify as new construction, the improvements must result in an increase in the assessment equal to or greater than 50 per cent of the assessment before the change.

The regulation for the new codes was passed on September 11, 2008. In Halton, the reduction to a target rate impacts industrial properties only as the education rate for commercial properties is already below the target maximum. There are several new industrial properties within Halton that are taxed at this reduced rate.

As a result of the 2021 BET rate reduction, which lowered rates below the previous new construction BET rates, the new construction property classes implemented for education tax purposes (properties with RTC codes of X, Y, Z and K) are no longer differentiated from the main business properties classes. To simplify and streamline the property tax system, properties in these classes were returned to their respective main property classes, effective for the 2023 taxation year. This change has no impact on property taxes paid by businesses.

Subclasses of Properties

Within some of the classes, the Province established additional breakdowns to further define the type of property. Discounted tax rates apply to these mandatory subclasses, which ensure that the special nature of these properties is recognized. Subclasses are identified by a Realty Tax Qualifier (RTQ) designation.

The Minister of Finance prescribed two subclasses with different discounts for Farm Land Awaiting Development applicable to the Residential, Multi-Residential, Commercial and Industrial core classes.

Farm Land Awaiting Development Phase I applies to properties once a plan of subdivision has been registered. Phase I subclass tax rates are to be set between

25 per cent and 75 per cent of the residential property tax rate, even though the properties may be in other property classes. In Halton, the Phase I subclass tax rate is set at 75 per cent of the residential tax rate. Farm Land Awaiting Development Phase II applies to properties once a building permit has been issued for that property. Phase II subclass tax rates are to be set between 25 per cent and 100 per cent of the class rate of the property. In Halton, the Phase II subclass tax rate is set at 100 per cent of the applicable property class tax rate.

The Excess and Vacant Land subclasses are applicable to the Commercial and Industrial classes only. Previously, properties falling within these subclasses were discounted at 30 per cent of the full Commercial rate and 35 per cent of the full Industrial rate. Through amendments to O. Reg. 580/17 under the *Municipal Act, 2001*, Halton has been authorized to remove these discounts from the Excess and Vacant Land subclasses for both of the Commercial and Industrial classes as of the 2020 taxation year. Hence, the tax rates for these subclasses are 100 per cent of the applicable property class tax rate.

Through O. Reg. 361/18 under the *Assessment Act, 1990*, optional small-scale on-farm business subclasses, applicable to the Industrial and Commercial classes only, were added. In 2020, Regional Council passed a by-law to adopt these optional subclasses, providing a reduction in the municipal tax rate of 75 per cent for the first \$50,000 of assessment related to qualifying activities. Starting in 2022, municipalities have the option to adopt a second subclass that would increase the eligible assessment amount to \$100,000. Based on the returned roll for the 2025 taxation year, there are no properties that have been identified as eligible for this additional subclass in Halton Region.

Through the 2020 Ontario Budget, the Province of Ontario introduced property tax measures that provided municipalities with the flexibility to target property tax relief to eligible small businesses through the adoption of a new optional small business property tax subclass (SBSC). Through Report No. FN-28-22, Regional Council approved the recommendation that the subclass not be adopted since it would not be an effective tool to provide relief to small businesses in Halton.

The following table is a list of the subclasses defined by the Minister of Finance.

Taxable at the Full tax rate (RTQ = T)
Farm Land Awaiting Development I (RTQ = 1)
Farm Land Awaiting Development II (RTQ = 4)
Excess Land (Commercial/Industrial) (RTQ = U)
Vacant Land (Commercial/Industrial) (RTQ = X)
Small-Scale On-Farm Business (Commercial/Industrial) (RTQ = 7)

Mixed-Use Properties

It is possible for a property to fall into more than one property class. MPAC requires the assessor to divide the assessment of mixed-use multi-tenanted properties among different classes according to use. The municipality will then apply the appropriate tax rate to the assessed value of the property in each property class as specified on the assessment roll. This increases fairness by ensuring that properties used for similar purposes are taxed at the same rate, regardless of the nature of the building in which they are located.

For example, a building with a commercial business on the main floor and a residential unit above will have assessment in both of these classes.

The following is an illustration of how mixed-use taxes would be calculated:

Property A – total assessed value of	\$1,000,000
RT – residential assessment:	\$500,000
CT – commercial assessment:	\$500,000
Residential tax rate:	1.0%*
Commercial tax rate:	1.5%*
* hypothetical tax rates	

$$\begin{aligned}
 & \$500,000 \times 1.0\% = \$5,000 \\
 & \text{(RT x Residential Tax Rate = Residential Taxes)} \\
 & + \\
 & \$500,000 \times 1.5\% = \$7,500 \\
 & \text{(CT x Commercial Tax Rate = Commercial Taxes)} \\
 & = \\
 & \$12,500 \text{ (Total Taxes)}
 \end{aligned}$$

Taxable Assessment Codes

The following table is based on the categorization by MPAC for taxable properties in Halton Region.

BROAD CLASS	CODE (RTC/RTQ)	REALTY TAX CLASS (RTC) DESCRIPTOR	MANDATORY/ OPTIONAL	REALTY TAX QUALIFIER (RTQ) DESCRIPTOR/SUBCLASS
Residential	RT	Residential	Mandatory	Taxable: Full
	RH	Residential	Mandatory	Taxable: Full, Shared PIL
	RD	Residential	Mandatory	Taxable: Education Only
	R1	Residential	Mandatory	Taxable: Farmland Awaiting Development Phase I
	R4	Residential	Mandatory	Taxable: Farmland Awaiting Development Phase II
Multi-Residential	MT	Multi-Residential	Mandatory	Taxable: Full
New Multi-Residential	NT	New Multi-Residential	Mandatory	Taxable: Full
Commercial	CT	Commercial	Mandatory	Taxable: Full
	CH	Commercial	Mandatory	Taxable: Full, Shared PIL
	CU	Commercial	Mandatory	Taxable: Excess Land
	CK	Commercial	Mandatory	Taxable: Excess Land, Shared PIL
	CX	Commercial	Mandatory	Taxable: Vacant Land
	CJ	Commercial	Mandatory	Taxable: Vacant Land, Shared PIL
	C1	Commercial	Mandatory	Taxable: Farmland Awaiting Development Phase I
	C4	Commercial	Mandatory	Taxable: Farmland Awaiting Development Phase II
	C7	Commercial	Mandatory	Small-Scale On-Farm Business
	XT	Commercial (New Construction)	Mandatory	Taxable: Full
	XH	Commercial (New Construction)	Mandatory	Taxable: Full, Shared PIL
	XU	Commercial (New Construction)	Mandatory	Taxable: Excess Land
	XX	Commercial (New Construction)	Mandatory	Taxable: Vacant Land
	DT	Office Building	Optional	Taxable: Full
	DH	Office Building	Optional	Taxable: Full, Shared PIL
	DU	Office Building	Optional	Taxable: Excess Land
	YT	Office Building (New Construction)	Optional	Taxable: Full
	YU	Office Building (New Construction)	Optional	Taxable: Excess Land
	ST	Shopping Centre	Optional	Taxable: Full

Taxable Assessment Codes (continued)

BROAD CLASS	CODE (RTC/RTQ)	REALTY TAX CLASS (RTC) DESCRIPTOR	MANDATORY/ OPTIONAL	REALTY TAX QUALIFIER (RTQ) DESCRIPTOR/SUBCLASS
	SU	Shopping Centre	Optional	Taxable: Excess Land
	ZT	Shopping Centre (New Construction)	Optional	Taxable: Full
	ZU	Shopping Centre (New Construction)	Optional	Taxable: Excess Land
	GT	Parking Lot	Optional	Taxable: Full
Industrial	IT	Industrial	Mandatory	Taxable: Full
	IH	Industrial	Mandatory	Taxable: Full, Shared PIL
	IU	Industrial	Mandatory	Taxable: Excess Land
	IK	Industrial	Mandatory	Taxable: Excess Land, Shared PIL
	IX	Industrial	Mandatory	Taxable: Vacant Land
	IJ	Industrial	Mandatory	Taxable: Vacant Land, Shared PIL
	I1	Industrial	Mandatory	Taxable: Farmland Awaiting Development Phase I
	I4	Industrial	Mandatory	Taxable: Farmland Awaiting Development Phase II
	I7	Industrial	Mandatory	Small-Scale On-Farm Business
	JT	Industrial (New Construction)	Mandatory	Taxable: Full
	JH	Industrial (New Construction)	Mandatory	Taxable: Full, Shared PIL
	JU	Industrial (New Construction)	Mandatory	Taxable: Excess Land
	LT	Large Industrial	Optional	Taxable: Full
	LU	Large Industrial	Optional	Taxable: Excess Land
	KT	Large Industrial (New Construction)	Optional	Taxable: Full
	KU	Large Industrial (New Construction)	Optional	Taxable: Excess Land
	KK	Large Industrial (New Construction)	Optional	Taxable: Excess Land, Shared PIL
	KS	Large Industrial (New Construction)	Optional	Taxable: Generating Station, Shared PIL
Aggregate Extraction	VT	Aggregate Extraction	Mandatory	Taxable: Full
Pipe Line	PT	Pipe Line	Mandatory	Taxable: Full
Farm	FT	Farm	Mandatory	Taxable: Full
Managed Forests	TT	Managed Forests	Mandatory	Taxable: Full
Landfill	HF	Landfill	Mandatory	PIL: Full

Rights of Property Owners to Challenge Their Property Assessment

If a property owner believes that the assessed value of their property is incorrect, there are a number of tools provided by MPAC to assist them.

Owners of all property types – residential, farm and business properties – can use MPAC's AboutMyProperty website to access detailed information on their property. AboutMyProperty allows property owners to quickly and easily find out more about how their property was assessed and to confirm its accuracy. By using the roll number and access key found on their PAN, property owners can register and log on to **www.aboutmyproperty.ca** and compare their property to other properties in their neighbourhood. Using an interactive map of their community, they can create a "Properties of Interest" list with access to as many as 100 property snapshots and up to 24 detailed property reports free of charge. Property owners also have the ability to submit updates to information that MPAC has on file directly through the application.

The information provided enables the comparison of assessment data for similar properties to assist the property owner in determining whether they believe the assessed value is correct.

Property owners in the residential, farm and managed forests property classes who have concerns with the CVA or classification of their property must ask MPAC to conduct a review of their assessment through the RfR process. Again, this

service is free of charge. The deadline for filing an RfR is March 31 of the taxation year. MPAC must respond to an RfR within 180 days of the RfR being made. However, if MPAC notifies the property owner within 180 days of the request being made that an extension is required, MPAC must notify the property owner of the results of the RfR within 240 days of the RfR being made.

If the reconsideration process results in a change to the assessment, MPAC will communicate the change to both the property owner and the municipality.

In addition, a property owner may also file a Notice of Complaint with the Assessment Review Board (ARB). Property owners in the residential, farm and managed forests property classes can file an appeal with the ARB if they do not agree with MPAC's decision through the RfR process. This must be filed within 90 days of MPAC mailing the RfR decision. Property owners in all other classes can proceed directly with an ARB appeal, and the deadline for these appeals is March 31 of the taxation year. There are specific forms and fees involved in this process. Forms are available on the MPAC web site, or by calling MPAC at 1-866-296-MPAC (6722). Information is also on the ARB website at www.arb.gov.on.ca.

The ARB is an independent tribunal which is responsible for hearing assessment appeals. It has the authority to change assessed values. All parties to an appeal (property owner, the municipality and MPAC) can present evidence at an appeal hearing. The decision of the ARB is binding.

Contacting MPAC About Assessment

Customer Contact Centre

1340 Pickering Parkway, Suite 101
Pickering ON L1V 0C4

Toll Free 1 866 296-MPAC (6722)

TTY 1 877 889-MPAC (6722)

Monday to Friday – 8 a.m. to 5 p.m. EST

Understanding the Relationship Between Assessment and Taxes

Property tax remains the largest and most important revenue source for municipalities. The two components required for determining property taxes are the assessed value of the property and the tax rate applied to the property.

Tax Rate

The tax rate in Halton Region consists of three components: the local municipal portion (City of Burlington, Town of Halton Hills, Town of Milton or Town of Oakville), the Regional portion and the education portion. The local and Regional portions are based on budgetary needs and the education portion is based on the Provincial education funding requirements. The residential tax rate is determined by dividing the total tax requirement by the total weighted assessment. Tax rates are set for each property class.

Calculating Property Taxes

Property taxes are calculated using the property's assessed value, the municipal tax rates (Region and Local) and the education tax rate. The formula is:

$$\text{Assessed Value} \times \text{Municipal Tax Rate} = \text{Amount of Municipal Property Tax}$$

+

$$\text{Assessed Value} \times \text{Education Tax Rate} = \text{Amount of Education Property Tax}$$

=

Total Property Taxes

Provincial Rules and Regulations Governing Municipal Tax Policy

The following table outlines the legislation enacted by the Provincial government to implement property assessment and tax reform through amendments to the *Municipal Act, 2001* and *Assessment Act, 1990* and other statutes.

Bill #	Name	Date Approved
Bill 106	<i>Fair Municipal Finance Act, 1997</i>	May 27, 1997
Bill 149	<i>Fair Municipal Finance Act, 1997 (No. 2)</i>	December 8, 1997
Bill 16	<i>Small Business and Charities Protection Act, 1998</i>	June 11, 1998
Bill 79	<i>Fairness for Property Taxpayers Act, 1998</i>	December 18, 1998
Bill 140	<i>Continued Protection for Property Taxpayers Act, 2000</i>	December 4, 2000
Bill 83	<i>Budget Measures Act, 2004</i>	June 17, 2004
Bill 187	<i>Budget Measures and Interim Appropriation Act, 2007</i>	May 17, 2007
Bill 212	<i>Good Government Act, 2009</i>	December 15, 2009
Bill 144	<i>Budget Measures Act, 2015</i>	December 10, 2015
Bill 70	<i>Building Ontario Up for Everyone Act (Budget Measures), 2016</i>	December 8, 2016
Bill 127	<i>Stronger, Healthier Ontario Act (Budget Measures), 2017</i>	May 17, 2017
Bill 57	<i>Restoring Trust, Transparency and Accountability Act, 2018</i>	December 6, 2018
Bill 229	<i>Protect, Support and Recover from COVID-19 Act (Budget Measures), 2020</i>	December 8, 2020

The following information provides an overview of the Provincial rules and regulations governing municipal tax policy.

Capping Program Options

Capping was introduced by the Province in 1998 as a mandatory program to protect properties in the commercial, industrial and multi-residential classes from significant increases caused by reassessment. Legislation allows municipalities to finance the program by limiting tax decreases within each class - this is referred to as a clawback.

In September of 2008, the Ministry of Finance announced new options for the capping program. The options allow for properties that have reached their CVA taxes or cross from being a capped property to a clawback property and vice versa to be removed from the capping program. The option can be class-specific or for the entire program and must be detailed in the Municipal capping by-law on an annual basis. The use of the option to remove properties that had reached their CVA taxes resulted in the elimination of multi-residential properties from the capping program in 2009.

In 2015, the Province initiated a review of the capping program, which resulted in improved flexibilities to municipalities related to setting the capping criteria. The Province introduced the enhancements in 2016 through Ontario Regulation 102/16 and Bill 70 for municipalities to accelerate progress to CVA-level taxes and to exit or phase-out from the program under certain conditions. Further amendments through Ontario Regulation 131/17 enables municipalities to exclude vacant land from the phase-out eligibility criteria as well as exclude reassessment-related increases from the capping calculation.

As of 2022, the Region no longer has any capped properties and has exited the capping program (Part IX of the Municipal Act). Please refer to Report No. FN-13-22 re: 2022 Tax Policy for more details.

Ranges of Fairness and Tax Ratios

Across Ontario, properties in different classes are taxed at varying municipal rates as a result of historical differences in tax burdens that were present prior to the Ontario-wide reassessment in 1998. For the most part, different relative tax shares continue to exist after reassessment, resulting in most businesses across Ontario paying higher property taxes than residential properties.

The different relative tax shares among property classes are based on the tax ratios set by municipalities. Changing the tax ratios will result in a shift of the tax share among classes.

Based on the current environment, taxing all properties at the same rate would result in massive tax shifts from business to residential properties. The Province recognizes that an immediate move to a position where all properties pay the same tax rate, regardless of class, would be too difficult for residential property owners to absorb. As a result, the Province permits municipalities to set different tax rates on each property class, subject to Provincially established “ranges of fairness”. The “Ranges of Fairness” represent what the Province determines is a fair level of taxation for various types of properties relative to the tax burden on the residential class. These ranges ensure that taxes are not shifted onto properties that are already subject to unfairly high tax rates, or to properties that are subject to unfairly low tax rates. Municipalities can leave their tax ratios at their current level or elect to move towards the ranges of fairness.

Based on Section 308 of *Municipal Act, 2001*, the tax ratio for the residential class is always set at 1.0.

The different historic relative shares are reflected in the tax ratios. These relative shares are used to calculate the municipal tax rate of each property class in relation to the residential class. For example, in 2025, commercial properties in Halton Region are required to pay approximately 1.4565 times more municipal property taxes than their residential counterparts based on the CVA.

Moving tax ratios closer to the Residential rate of 1.0000 would result in significant tax shifts among property classes. Assuming that the total municipal taxes remain the same, any reduction in the tax ratios for multi-residential, commercial or industrial classes would directly impact residential property taxes by increasing the tax share on that class.

The *Municipal Act, 2001* provides upper-tier municipalities with the authority to set the tax ratios which then apply to all lower-tier municipalities within the upper-tier, or the upper-tier municipality can delegate the authority for tax ratio setting to the lower-tier municipalities. This allows the lower-tier municipalities to establish tax ratios specific to their own assessment base. Upper-tier municipalities that choose to delegate this authority must develop an apportionment methodology to determine the amount of upper-tier levy that each of the lower-tier municipalities would be required to raise. Delegation requires unanimous lower-tier agreement as well as approval from the Minister of Finance.

Peel Region opted to delegate the authority for setting tax ratios beginning with the 1998 taxation year, and is currently the only upper-tier municipality in Ontario that has delegated this authority to its lower-tier municipalities.

Municipalities are not permitted to apply municipal levy increases on the commercial, industrial or multi-residential classes if the tax ratios for those classes exceed the prescribed threshold ratios, as shown in the following table.

These threshold ratios define the average relative municipal tax for each property class in relation to the residential class across the province. For example, across Ontario, commercial tax rates are on average 1.980 times more than the municipal tax rates for their residential counterparts in 2025. Halton's tax ratios recommended in 2025 do not exceed the Provincial thresholds.

Where a tax ratio, or the previous year's tax ratio, falls within the ranges of fairness, the municipality may move the tax ratio anywhere within the range. Where the tax ratio, or the previous year's tax ratio, falls outside the range, the municipality may keep the existing tax ratio or move it closer to the range. Municipalities may not move tax ratios further away from the range than the tax ratio of the previous year, except if permitted by Provincial regulations.

The Province created a new Aggregate Extraction Property Class through Ontario Regulation 370/24 effective for 2025 and future tax years. This new property class is comprised of the industrial portion of privately-owned and operated gravel pit properties used for aggregate extraction. On November 10, 2024 regulations were filed under the *Municipal Act, 2001* and the *Education Act* to implement the municipal property tax framework and education tax rates for the Aggregate extraction Property Class. Ontario Regulation 510/24 sets the transition tax ratio for the Aggregate Extraction property class at 1.701216 in Halton Region, while Ontario Regulation 512/24 sets the education property tax rate at 0.511%.

The following table provides the Property Classes, the Provincially legislated “Ranges of Fairness”, the 2025 Halton Region Tax Ratios and the Threshold Ratios.

Property Class	Ranges of Fairness (O. Reg. 386/98)	2025 Halton Tax Ratios		Threshold Ratios (O. Reg. 73/03)
		2024	2025	
Residential	1.00	1.0000	1.0000	
Multi-Residential	1.00 - 1.10	2.0000	2.0000	2.0000
New Multi-Residential	1.00 - 1.10	1.0000	1.0000	
Commercial	0.60 - 1.10	1.4565	1.4565	1.9800
Commercial - Small-Scale On-Farm Business	0.60 - 1.10	0.3641	0.3641	1.9800
Industrial	0.60 - 1.10	2.0907	2.0907	2.6300
Industrial - Small-Scale On-Farm Business	0.60 - 1.10	0.5227	0.5227	2.6300
Aggregate Extraction	0.60 - 1.10	N/A	1.701216	2.6300
Pipe Line	0.60 - 0.70	1.0617	1.0617	
Farm	0 - 0.25	0.2000	0.2000	
Managed Forests	0.25	0.2500	0.2500	
Landfill	0.60 - 1.10	1.4565	1.4565	25.0000

Summary of the Rules and Regulations Governing Municipal Tax Policy

The following table provides a brief summary of the prescribed Provincial tools that are available to municipalities in establishing their tax policies.

Tool	Mandatory vs. Discretionary	Property Class	Comments
Changing Tax Ratios	Discretionary	Multi-Residential, New Multi-Residential, Commercial, Industrial, Pipe Line, Farm, Landfill	<ul style="list-style-type: none"> The upper-tier municipality has the option of changing the relative burden between classes of properties from those prescribed by the Province. This provides Halton Region with a tool to lower the relative tax burden on multi-residential, new multi-residential, commercial, industrial, pipe line, and/or farm classes. Should Halton Region elect to lower the tax ratios for any of these classes, there will be an offsetting increase in municipal taxes for the other classes most significantly to the residential class as this is the single largest component. Municipalities are required to pass by-laws setting their tax ratios each year unless prescribed otherwise by the Minister of Finance (S. 308 (5), <i>Municipal Act, 2001</i>). Halton's tax ratios have remained unchanged since 2001, with the exception of: <ul style="list-style-type: none"> – the farm tax ratio, which was reduced from 0.25 to 0.20 in 2006; – the multi-residential tax ratio, which was reduced from 2.2619 to 2.0 in 2017; – the new multi-residential tax ratio, which was reduced from 2.0 to 1.0 in 2018; and – the industrial tax ratio, which was reduced from 2.3599 to 2.0907 in 2020. For the 2025 and future taxation years, the Province has introduced a new Aggregate Extraction property class with a legislated tax ratio of 1.701216 for Halton Region.

Tool	Mandatory vs. Discretionary	Property Class	Comments
Relief for Low-Income Older Adults & Persons with Disabilities	Mandatory Program with Discretionary Program Rules	Residential	<ul style="list-style-type: none"> The upper-tier municipality is required to provide a relief program for all tax increases including municipal levy increases. Halton Region must establish a policy outlining their definition of low-income older adults and low-income persons with disabilities. The Region must also decide whether the relief program will be in the form of a cancellation of the tax increase, rebate or deferral. The program is administered by the lower-tier municipalities. Halton Region has had a tax increase deferral program in place since 1998 for low-income older adults and persons with disabilities.
Optional Relief from Hardship	Discretionary Program	Residential Farm Managed Forests	<ul style="list-style-type: none"> Should the local municipality decide to create a program, they must create their own definition of “unduly burdensome”. Should the local municipality establish a program, it must also determine the amount of relief and the eligibility criteria. The cost of the relief program is automatically shared by school boards in respect of the education portion of the tax. Upper-tier municipalities have the option of sharing the cost with respect to the upper-tier portion of the property tax. The upper-tier municipality would need to pass a similar by-law to agree to cost share the program. Halton Region has opted into local municipal programs for low-income older adults and low-income persons with disabilities tax rebate/reduction, instituted in 2008 and updated in 2024. City of Burlington offers a tax reduction program for low income older adults and low income persons with disabilities. Towns of Halton Hills and Oakville offer a rebate program for low income older adults.

Tool	Mandatory vs. Discretionary	Property Class	Comments
Capping	Mandatory Program with Discretionary Program Rules	Multi-Residential Commercial Industrial	<ul style="list-style-type: none"> The Province has required capping programs on taxes in the business classes since 1998. The Region is required to make adjustments between the lower-tier municipalities to ensure no city/town within Halton is left with a shortfall or surplus. <p>Through O. Reg. 102/16 of the <i>Municipal Act, 2001</i> the Province provided municipalities additional flexibility in the business property tax capping program to accelerate progress to CVA-level taxes and to exit or phase-out from the program under certain conditions:</p> <ul style="list-style-type: none"> Municipalities can increase the amount of the minimum annual increase for capped properties from 5% to 10% of the previous year's CVA-level taxes. Municipalities can move capped or clawback properties directly to their CVA-level taxes if they are within \$500 of their taxes (up from \$250). Municipalities are eligible for a four-year phase-out from the capping program once it has no capped properties beyond 50% of CVA-level taxes in a property class. Municipalities with no properties currently remaining in the capping program are eligible to exit the program immediately. <p>Through O. Reg. 131/17 of the <i>Municipal Act, 2001</i>:</p> <ul style="list-style-type: none"> Municipalities can choose to exclude vacant land from the phase-out eligibility criteria where all properties must be within 50% of CVA-level taxes. Municipalities can exclude reassessment-related increases from the capping calculation <p>In 2022, Halton Region permanently exited Part IX of the <i>Municipal Act, 2001</i> that specifies the capping provisions as there were no longer any properties in the program as of the 2021 taxation year.</p>

Tool	Mandatory vs. Discretionary	Property Class	Comments
Small-Scale On-Farm Business Subclass	Discretionary	Commercial Industrial	<ul style="list-style-type: none"> The upper-tier municipality has the discretion under the <i>Assessment Act, 1990</i> to adopt two optional subclasses for small-scale on-farm business for each of the industrial and commercial property classes to provide support to small-scale on-farm businesses. Municipalities may adopt: <ul style="list-style-type: none"> a subclass which would provide a 75% reduction on municipal taxes for the first \$50,000 of assessment. a second subclass which would provide a 75% reduction on municipal taxes on an increased threshold from \$50,000 - \$100,000. Halton currently has 15 eligible properties in the \$50,000 threshold subclass. Halton currently does not have any eligible properties in the \$100,000 threshold subclass.
Small Business Subclass (SBSC)	Discretionary	Commercial Industrial	<ul style="list-style-type: none"> The upper-tier municipality has the discretion under the <i>Assessment Act, 1990</i> to adopt an optional small business subclass which would provide a reduction up to 35% on municipal taxes. Municipalities have the flexibility to determine the eligibility criteria for which properties would fall within the subclass. Through Report No. FN-28-22 Regional Council approved the recommendation not to proceed with adopting the SBSC.
Optional New Class	Discretionary	Commercial <ul style="list-style-type: none"> Office Building Shopping Centre Parking Lot & Vacant Land Residual Commercial Professional Sports Facility Resort Condominium Industrial <ul style="list-style-type: none"> Large Industrial 	<ul style="list-style-type: none"> The upper-tier municipality has the discretion to establish any of the optional classes that the Province defined in the legislation. This provides municipalities with additional flexibility to target specific optional classes of properties and permits different tax ratios for each of these classes within the Provincial guidelines. Halton has no optional property classes.

Tool	Mandatory vs. Discretionary	Property Class	Comments
Graduated Tax Rates	Discretionary	Commercial Industrial (Note: not permitted in the optional classes)	<ul style="list-style-type: none"> Allows the upper-tier municipality to establish up to three different tax rates within these classes to tier the taxes paid based on municipally defined assessment bands (i.e., 0-\$200,000; \$200,000-\$1,000,000; \$1,000,000+). This tool provides the ability to protect lower valued commercial and industrial properties by allowing municipalities to apply lower tax rates for the first band of current value assessment on every property within the class. This program is self-funded within the class, and as such, by providing a lower tax rate for a lower band, increases the tax rate for the higher bands. Halton Region does not use graduated tax rates.
Phase-In	Discretionary Program	All Classes	<ul style="list-style-type: none"> The upper-tier municipality is permitted to phase-in tax changes. This tool can be used in any/all classes of properties. Municipalities have the option of phasing in tax changes over a period of up to eight years. This provides property owners with time to adjust to their new burden. This program can be funded from within the class, or through budgetary provisions. Municipalities have the option of establishing a program for any one or all of the classes: <ul style="list-style-type: none"> Can set percentage of tax increase that is permitted in any given year. Can establish other criteria on the phase-in policy such as a minimum amount to be phased in (\$ threshold). Halton Region has no phase-in program.
Municipal Tax Reductions	Discretionary Program	Multi-Residential Commercial Industrial	<ul style="list-style-type: none"> Replaces the municipal tax rebate tool under Section 442.2 of the <i>Municipal Act, 2001</i>. Municipalities can reduce taxes for these properties down to the cap limit by processing a reduction on the tax bill rather than issuing an after-the-fact rebate. Municipalities fully fund the cost of tax reductions under this mechanism – no sharing with school boards. Halton Region has no municipal tax reduction programs.

Tool	Mandatory vs. Discretionary	Property Class	Comments
Vacant Home Tax (VHT)	Discretionary Program	Residential	<p>On April 20, 2022, through Report No. FN-15-22 re: "Optional Vacant Homes Tax in Halton Region" Regional Council were provided with the results of a Vacant Homes Tax feasibility assessment. Based on the results of the feasibility assessment, Regional Council approved the recommendation to proceed with a design and implementation study of a VHT in Halton which includes undertaking public engagement to obtain input and feedback from Halton residents and stakeholders to help design the program.</p> <p>Through Report No. FN-26-24 re: "Halton Regional Optional Vacant Home Tax Program" Regional Council were provided with the findings of the study that was completed by Ernst & Young LLP on an optional Vacant Homes Tax Program in Halton Region. Through this report, Council also received the requests from the City of Burlington, and Towns of Milton and Halton Hills to be excluded from a Vacant Homes Tax program.</p> <p>At its meeting on January 27, 2025 Oakville Town Council approved a resolution that staff proceed with a plan to implement a VHT and report back in Q3 2025 with more details.</p>
Rebates to Charities	Mandatory Program with Discretionary Program Rules	Commercial Industrial	<ul style="list-style-type: none"> • The upper-tier municipality must provide rebates of at least 40% of property tax starting in 2001 for eligible properties. • Charities will be eligible for this mandatory rebate program if they have a valid registration number issued by the Canada Revenue Agency. • Charities who are tenants of a business property are also eligible for the rebate – similar to charities that own their property. • Halton Region has the option of providing rebates from 40% to 100% of the property tax paid by eligible charities. • Halton Region has the ability to extend the rebate program to organizations that are similar to eligible charities (non-profit organizations). • The program is administered by the lower-tier municipalities. • In 1998, Halton Region established a program to provide a 40% rebate for eligible charities.

Tool	Mandatory vs. Discretionary	Property Class	Comments
Tax Reductions for Heritage Properties	Discretionary Program	All Property Classes	<ul style="list-style-type: none"> • A local municipality may provide tax reductions or refunds to heritage properties. • Must be designated under the <i>Ontario Heritage Act</i>. • Reduction or refund must be between 10% and 40%. • Cost of the program is automatically shared with the school board in respect of the education portion of the tax. • Upper-tier municipalities have the option of sharing the cost with respect to the upper-tier portion. • The upper-tier municipality would need to pass a similar by-law to agree to share the cost of the program. • In Halton, Burlington and Halton Hills provide tax reductions for heritage properties. • Halton Region cost shares in the Heritage Tax Rebate programs with the Local Municipalities. The specific percentage applicable for an Eligible Heritage Property will be the same as that provided for by the lower-tier by-law.

Property Tax Relief for Residences built or modified to accommodate Older Adults or People with Disabilities

The *Assessment Act, 1990* contains provisions to exempt from property taxes any alterations and additions that are made to existing residential properties to accommodate older adults or people with disabilities. The exemption also applies

to the prescribed portion of newly built homes that are designated to accommodate these individuals. It is the responsibility of the property owner of the eligible property to apply to MPAC for the exemption.



Property Tax Relief for Older Adults with Low Incomes - The Older Adults Property Tax Deferral Program

Halton is home to over 95,400 older adults aged 65 years and older, based on the 2021 Canada census. By 2035, the Ministry of Finance's population projections suggest that this number will grow to 153,400 as people live longer and healthier lives.

The Region is committed to providing policies, programs and services that support older adults. As part of this commitment, Regional Council approved the implementation of the Older Adults Property Tax Deferral Program (FN-06-16) in 2016. Although this is not a prescribed Provincial tool, the Region has introduced

the program to help eligible seniors remain in their homes by deferring their full property taxes without interest. The deferral is provided by way of a grant from Halton Region to each participating Local Municipality with respect to the Eligible Property for the benefit of the Eligible Person(s). This program was adopted by local municipalities and commenced on July 1, 2016. It is the responsibility of the eligible property owner to apply/renew annually to their Local Municipality each year. Further details of the program are available at [halton.ca](https://www.halton.ca).



Education Taxes

As discussed earlier, a property tax bill is made up of municipal and education taxes. This part of the manual discusses the treatment by the Province of education taxes for residential and business properties.

Residential Education Tax Rates

In 1998, the Province established a province-wide residential/multi-residential education tax rate. This rate is updated on an annual basis. This means that regardless of where you live in Ontario, a residential property will pay the same rate of education taxes.

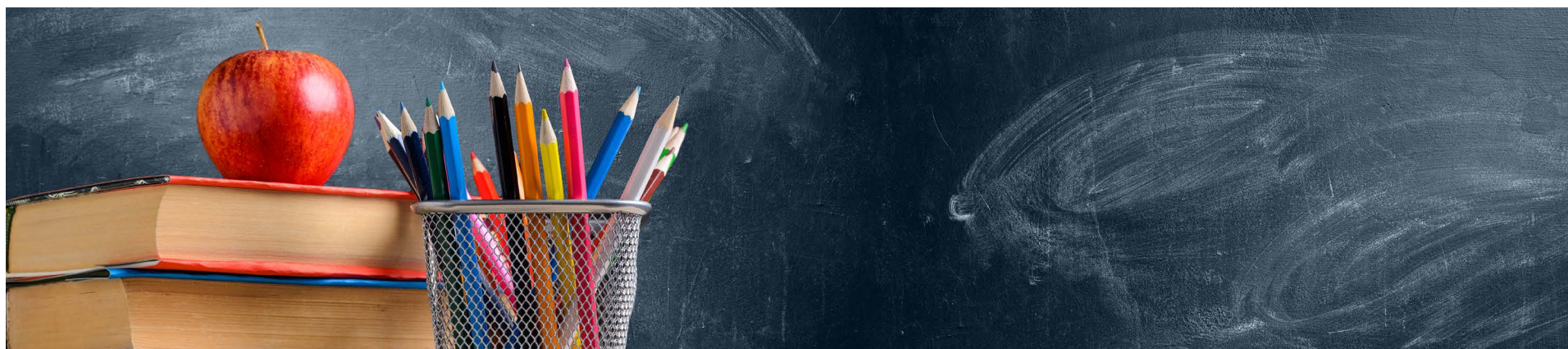
Business Education Tax (BET) Rates

BET Rates for Commercial, Industrial and Pipe Line tax classes are not standardized across the province. The Province determines the rate for each municipality to ensure that the same amount of taxes is collected across the province.

The Region received the final Education tax rates for 2025 from the Ministry of Finance through O. Reg. 420/24 filed October 31, 2024 which amended O. Reg. 400/98 of the *Education Act, 1990*. O.Reg. 512/24 was filed on December 10, 2024 to set the tax rates for the Aggregate Extraction property class.

The following table summarizes the residential and business education rates applicable for the Region in 2025.

PROPERTY CLASS	2025 TAX YEAR
Residential	0.00153000
Multi-Residential	0.00153000
New Multi-Residential	0.00153000
Commercial	0.00770552
Commercial - New Construction	0.00770552
Commercial - Small-Scale On-Farm Business	0.00220000
Industrial	0.00880000
Industrial - New Construction	0.00880000
Industrial - Small-Scale On-Farm Business	0.00220000
Aggregate Extraction	0.00511000
Pipe Line	0.00880000
Farm	0.00038250
Managed Forests	0.00038250
Landfill	0.00864766



Frequently Asked Questions

Q. What is a reassessment?

A. Reassessment is the process of updating the assessed values of all properties in a municipality to a common valuation date. Provincial legislation requires the Municipal Property Assessment Corporation (MPAC) to update all assessed values on a regular basis.

Q. Who carries out a reassessment?

A. Property assessors who work for MPAC determine a property's assessed value. Halton Region is not responsible for the calculation of a property's assessed value and has no authority to change these values. Any inquiries about a property's assessment should be directed to the MPAC office shown on the Property Assessment Notice (PAN).

Q. Whom do I contact if I have questions about my Assessment Notice?

A. If you have questions about your Property Assessment Notice, assessed value, or about assessment in general, please contact MPAC. A list of ways to do so is on your PAN.

Q. What is a tax rate and how is it linked to the assessed value?

A. The tax rate is related to the budgetary needs of a municipality and the Provincial determination of education requirements. Each property class has its own tax rate. The tax rate, multiplied by the assessed value, results in the amount of property taxes payable.

For example, if the residential tax rate is 1.0 per cent and the assessed value is \$500,000, the property taxes would be \$5,000 (\$500,000 x 1.0 per cent).

Q. What is phased-in reassessment?

A. Starting in 2013, assessment increases have been phased-in over a four year cycle. This mandatory phase-in will apply to all property classes. The phase-in does not apply to assessment decreases, as any decreases have been fully realized in the first year of the phase-in cycle.

Example: An \$80,000 assessment increase will be phased-in equally in increments of \$20,000 each year over four years as follows:

From a CVA of \$500,000 to a CVA of \$580,000

Year	Assessment
------	------------

2017	\$520,000
------	-----------

2018	\$540,000
------	-----------

2019	\$560,000
------	-----------

2020	\$580,000
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Q. Who made the decision to implement a reassessment?

A. The Provincial government determines reassessment programs. Reassessment programs are mandatory and province-wide.

Q. What is the valuation date of my new assessment?

A. Your valuation date of your current assessment is January 1, 2016. The valuation date of your previous assessment was January 1, 2012.

Q. What are the implications of the Province postponing the reassessment on my assessment in 2025?

A. The postponement of the reassessment means the valuation date of the current assessment remains at January 1, 2016. It also means, assuming no changes have occurred to your property, the assessment used to calculate your 2025 property taxes should be the same as what was used in the 2024 taxation year. Using the example above, the 2025 assessment would be \$580,000.

Q. If my property is built in 2015, what is my valuation date?

A. If your property is built anytime before January 1, 2016, your valuation date will be January 1, 2016. MPAC will determine a value for your property as of this date.

Q. How does MPAC assess my property?

- A.** Your assessment is determined using a variety of factors which include:
- recent sales of similar properties in surrounding neighbourhoods and sub-neighbourhoods;
 - three years of sales in most market areas are used in this analysis; and
 - property features such as: location, size of lot and dimensions, living area, age of property, renovations, and quality of construction are all factors taken into consideration when determining the market value of property in Ontario.

Q. Why was there a change to the reassessment system with the introduction of a four year phase-in of assessment increases?

- A.** Significant changes in property values, caused by market forces, can impact property tax liability levels. Phasing in assessment increases provides a greater level of stability and predictability.

Q. How does the reassessment benefit me?

- A.** The phase-in helps to smooth out increases and provides a more gradual move to the new assessment level.

Q. How do I appeal my assessment?

- A.** The first mandatory step is to file a Request for Reconsideration (RfR) with MPAC by the date printed on your Property Assessment Notice for residential, farm, and managed forests property classes. For all other classes, filing an RfR is not a mandatory first step.

Q. What assessment value is appealed, the full value or the phased-in value?

- A.** The assessment value that must be appealed is the full value.

Q. When will MPAC issue a decision based on the RfR?

- A.** MPAC is required to issue the RfR decision within 180 days after receiving the request or will contact you if more time is needed.

Q. What if I don't agree with MPAC's decision of my RfR?

- A.** You may file an appeal to the Assessment Review Board (ARB) within 90 days of MPAC mailing the RfR decision.

Q. Who should I contact regarding assessment concerns?

- A.** You should contact MPAC for questions relating to assessment and filing for a RfR. They can be reached by telephone at 1-866-296-6722 or visit their website at www.mpac.ca to find more information or to download the RfR form.

Q. What if my property value has decreased since January 1, 2016?

- A.** The legislated valuation date for this current reassessment is January 1, 2016. The purpose of the Provincial government establishing a phase-in of assessment valuation increases is to provide a greater level of stability and predictability while avoiding significant fluctuations in assessment values resulting from annual valuation changes. Property owners can file a RfR to have their assessment reviewed by MPAC if they believe the value is incorrect.

Q. Why aren't Property Assessment Notices and tax bills sent at the same time?

- A.** The main reason is that municipalities cannot calculate property taxes without having the assessed values. The *Assessment Act, 1990* requires MPAC to mail Property Assessment Notices at least 14 days prior to the delivery of the Assessment Roll to the municipality on the second Tuesday in December. The municipality uses the values on the final Assessment Roll, approved regional and local municipal budgets and education taxes to calculate final tax bills.

Q. How are residential property taxes calculated?

- A.** Residential property taxes are calculated using the property's assessed value, the municipal tax rates (Region and Local) and an education tax rate, which is set by the Province.

Assessed Value x Municipal Tax Rate =
Amount of Municipal Property Tax

+

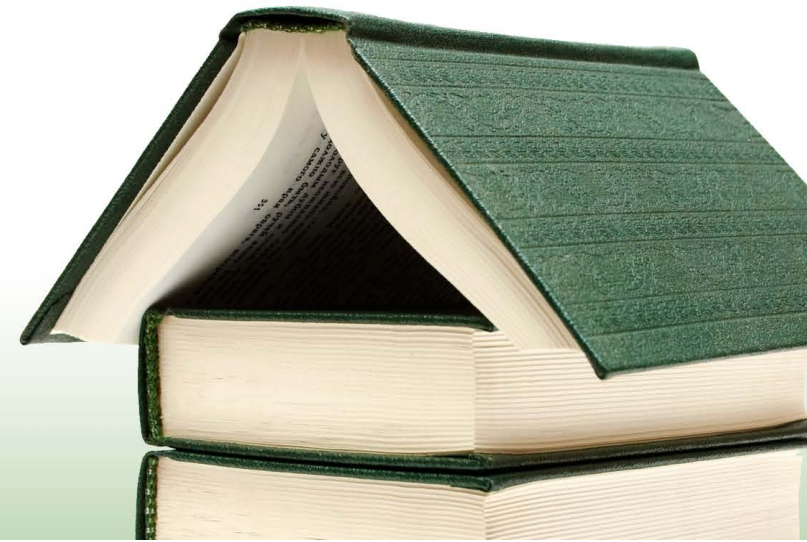
Assessed Value x Education Tax Rate =
Amount of Education Property Tax

=

Your Property Taxes



Glossary of Terms



Assessed Value (Assessment)

The value of a property (lands and buildings) for taxation purposes.

Assessment Act, 1990

The law that governs the way property is assessed in Ontario.

Assessment Cycle

The yearly cycle of assessment-related activity which leads to the delivery of assessment rolls to municipalities in December.

Assessment Review Board (ARB)

An independent, adjudicative tribunal of the Ontario Ministry of the Attorney General. The ARB hears appeals from individuals who believe a property has been incorrectly assessed or classified. A decision made by the ARB is final unless a point of law is being disputed.

Assessment Roll

An annual list of the assessed values of all properties in a municipality, which includes the name of the property owner or tenant, their address, the realty tax class, services to and size of the property, and information on structures on the property, if any.

Capping and Clawback

Capping refers to a municipality's option to limit, or cap, the tax increases on commercial, industrial and multi-residential properties. The limit on tax decreases, in order to fund capping, is known as a clawback.

Core Classes

Set of nine classes which all municipalities will be required to use. These are residential, multi-residential, new multi-residential, commercial, industrial, pipe line, farm, managed forests and landfill. The assessors working for MPAC categorize the assessment associated with each property into one or more of these classes.

Current Value

Refers to the amount of money a property would realize if sold at arm's length by a willing seller to a willing buyer.

Exempt Property

Property which is assessed, but not taxed. Generally, properties which are exempt from property taxes provide services for the public good, such as schools, churches and hospitals. Other charities and philanthropic organizations mentioned in the *Assessment Act, 1990* may be given exempt status if certain criteria are met.

Final Tax Rates

The rates determined to raise the municipal levy from the annual budget including all tax policy changes for the current year.

Graduated Taxes

A municipality (single-tier or upper-tier) has the option to establish up to three graduated tax bands within the commercial and industrial classes. This tool provides the ability to protect lower valued properties by allowing municipalities to apply different tax rates for each band of current value assessment. However, as the program is self-funded from within the class, decreasing the tax rate in the lower band has the effect of increasing the tax rate in the upper band.

Lower-tier municipality

A municipality that is part of a county, region or district municipality.

Municipal Act, 2001

The statute governing how municipalities administer municipal services and collect taxes (e.g., property taxes are calculated and collected by the municipality using the assessments determined by MPAC).

Municipal Property Assessment Corporation (MPAC)

Established by the *Municipal Property Assessment Corporation Act*, MPAC administers and determines a uniform, province-wide system of current value assessment for all properties.

Omitted Assessment

An assessment which has not been recorded on the assessment roll. When an omitted assessment is added to the assessment roll, property taxes can be collected for the current year and, if applicable, for any part or all of the previous two years.

Payment-in-lieu of Taxes

Payments made to municipalities by the Provincial or Federal government, where properties are exempt from property taxation. Also known as grant-in-lieu of taxes.

Phase-In Program

Upper-tier or single-tier municipalities have the option of establishing a program to phase-in all property tax changes that occur in the year of a general reassessment, including municipal budgetary increases. Phase-in programs can apply to any or all of the property classes and may be spread over a period of up to eight years.

Property Assessment Notice (PAN)

A notice sent to all property owners to advise them of their property's current value assessment. The Notice also contains the property's classification and school support designation.

Property Classification (Tax Class)

A categorization of a property or a portion of a property according to its use, with each category representing a different tax class. There are nine major classes of property which are mandatory (residential, multi-residential, new multi-residential, commercial, industrial, pipe line, farm, managed forests, landfill) and seven specialty classes which are optional (office building, shopping centre, parking lot and vacant land, residual commercial, large industrial, professional sports facility and resort condominium).

Property Tax

The combined tax on a property comprising the municipal (local) tax and, if applicable, a region or county tax. An education tax will also apply to most property classes.

Ranges of Fairness

Provincially prescribed ranges for the setting of tax ratios for the multi-residential, new multi-residential, commercial, industrial, pipe line, farm and landfill classes. Municipalities are permitted to change their tax ratios only if the ratio is moved closer or within the ranges of fairness.

Realty Tax Class (RTC)

The designation used to identify the property class to which the property belongs.

Realty Tax Qualifier (RTQ)

The designation used to identify the subclass to which the property belongs. These were established in order to allow for the application of discounted tax rates due to the special nature of some properties.

Reassessment

The process of creating a new base for property taxation by updating assessments to reflect more recent values.

Regulated Assessments

Assessments that are determined by the activity or production capability or by a legislated rate, rather than by the value of the property itself. Regulated properties include pipe lines, rights-of-way, power utility corridors and power generating stations.

Request for Reconsideration (RfR)

Property owners who disagree with the current value assessment or classification on their Property Assessment Notice may ask MPAC to conduct a review of their assessment through the Request for Reconsideration process. There is no fee for this service and a request can be made up to March 31 for the current taxation year. This process is now mandatory for residential property owners who disagree with their assessed values.

Residential Tax Rate

Determined by dividing the total municipal levy by the total weighted assessment, used as the basis for determining all other property tax class rates.

Roll Number

A unique 19-digit number used as an identifier for each property.

School Board

A district school board (English-language public or separate, French-language public or separate) or a school authority.

Subclass of Property

A subsection of a class of property prescribed by the Minister of Finance for the purposes of applying a lower tax rate. These include farm land awaiting development, excess land and vacant land.

Subclass Rate Reduction

The percentage rate as prescribed by the *Municipal Act, 2001* to be applied to reduce the tax rate that would otherwise be levied for municipal purposes for the sub-class (e.g., subclass C7 would be reduced by 75 per cent of the CT tax rate).

Supplementary Assessment

An assessment made during a taxation year for an addition, renovation or construction. When a supplementary assessment is added to the assessment roll, additional property taxes can be collected for that portion of the current tax year that the supplementary addresses. A supplementary assessment can also be issued when there has been a change in the tax class of a property. The classification may occur during the taxation year, or the preceding November

or December. Where the class change results in a higher tax rate, municipalities cannot collect additional taxes for those two months but only for the current tax year.

Taxable Property

All property in a municipality which is not exempt from taxation.

Taxation

The process of applying a tax rate to a current value assessment to calculate the taxes owing.

Taxation Year

The calendar year (January 1 to December 31).

Tax Rate

A percentage applied to the assessed value of a property to generate tax payable. Municipalities will set the tax rate for each property class based on the revenue they will need to provide local services. The tax rate also includes an education component defined by the Province.

Tax Ratio

Defines the tax rate of each property class in relation to the rate of the residential property class.

Threshold Ratio

Provincially regulated ratios for the multi-residential, commercial, industrial and landfill classes, defining the average tax ratio across the Province.

Upper-tier municipality

A municipality which is a county, region or district municipality.

Valuation Date

A fixed date set by the Provincial Government on which current value assessments are based. The current valuation date in Ontario is January 1, 2016.

Weighted Assessment

The assessment for a property multiplied by the tax ratio, established for the property class the property is in.

Contacts

The following offices can be contacted for more information about assessment and property taxation.

Ontario Ministry of Municipal Affairs and Housing (MMAH)

Phone: 1-866-220-2290

www.mah.gov.on.ca

Ontario Ministry of Finance

Phone: 1 866 668-8297

www.fin.gov.on.ca/en

Municipal Property Assessment Corporation (MPAC)

Phone: 1 866 296-MPAC (6722)

www.mpac.ca

Halton Region

Phone: 905-825-6000

www.halton.ca

City of Burlington

Phone: 905-335-7750

www.burlington.ca

Town of Halton Hills

Phone: 905-873-2601

www.haltonhills.ca

Town of Milton

Phone: 905-864-4142

www.milton.ca

Town of Oakville

Phone: 905-338-4222

www.oakville.ca

Tax Policy Deadlines

Due Date	Responsibility		Act / Regulation	Description	Action Required
Annual / Optional by December 31	Council	Region	<i>Assessment Act, 1990</i> , Section 2 (3.1)(c)	Deadline to pass by-law to establish optional classes.	None required unless establishing an optional class, then by-law
Annual / Optional by December 31	Council	Region	<i>Municipal Act, 2001</i> , Section 316 (1)	Deadline to pass by-law setting Regional interim levy.	By-law
February 28	Council	Region	<i>Municipal Act, 2001</i> , Section 310 (1)	Deadline to pass by-law (including apportionment plan) to delegate tax ratio setting to the lower-tier municipalities.	By-law
February 28	Council	Local	<i>Municipal Act, 2001</i> , Section 310 (3)	Deadline to pass resolution accepting the Region's delegation by-law including apportionment plan.	Resolution
April 1	Minister	MMAH	<i>Municipal Act, 2001</i> , Section 310 (4)	Deadline to make a general regulation designating the upper-tier municipality to which delegation can apply.	General Regulation
Annual / Mandatory by December 31	Council	Region	<i>Municipal Act, 2001</i> , Section 308 (5)	Deadline to pass by-law establishing the tax ratios for a year if not delegated.	By-law
Annual / Mandatory by December 31	Council	Local	<i>Municipal Act, 2001</i> , Section 310 (7)	Deadline to pass by-law establishing the tax ratios for a year if delegated.	By-law
Annual / Mandatory by December 31	Council	Region	<i>Municipal Act, 2001</i> , Section 311 (2)	Deadline to pass by-law setting the Regional general levy.	By-law
Annual / Mandatory by December 31	Council	Region	<i>Municipal Act, 2001</i> , Section 311 (4)	Deadline to pass by-law setting the Regional special levy (Waste Management)	By-law
Annual / Mandatory by December 31	Council	Region	<i>Municipal Act, 2001</i> , Section 329.1 (2)	Deadline to pass by-law to adopt the optional tax capping tools to be applied to properties in the commercial, industrial and multi-residential classes in the current taxation year.	By-law
Annual / Optional by December 31	Council	Region	<i>Municipal Act, 2001</i> , Section 314	Deadline to pass by-law to establish graduated tax bands and graduated rates for the industrial and / or commercial classes.	None required unless establishing graduated tax rates, then by-law
Annual / Optional by December 31	Council	Local	<i>Municipal Act, 2001</i> , Section 365 (1)	Deadline to pass by-law to provide for the cancellation, reduction or refund of taxes when the taxes are considered to be unduly burdensome (low-income older adults rebate).	None required unless establishing a rebate program, then by-law
Annual / Optional by December 31	Council	Region	<i>Municipal Act, 2001</i> , Section 365 (2)	Deadline to pass by-law to cost share in local municipal programs provided through Section 365 (1).	None required unless cost-sharing in local programs, then by-law
December 31	Council	Region	<i>Municipal Act, 2001</i> , Section 318	Deadline to pass by-law to establish a phase in program of tax changes resulting from reassessments.	None required unless establishing a phase in program, then by-law

Notes



halton.ca ☎ 311



VIA EMAIL

April 22, 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
Andrea Holland, Acting Town Clerk, Town of Oakville

Please be advised that at its meeting held on April 16, 2025, the Council of The Regional Municipality of Halton adopted the following resolution:

RESOLUTION: PW-10-25/CS-13-25 - Ex-Gratia Grant Program Enhancements and Status Update on Flooding Initiatives Outlined in Report No. PW-25-24

1. THAT Regional Council approve the recommended changes to the Ex-Gratia Grant Program as outlined in Report No. PW-10-25/CS-13-25 re: "Ex-Gratia Grant Program Enhancements and Status Update on Flooding Initiatives Outlined in Report No. PW-25-24".
2. THAT the Regional Clerk forward a copy of the Report No. PW-10-25/CS-13-25 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,



Graham Milne
Regional Clerk
Graham.Milne@halton.ca

Report To:	Regional Chair and Members of Regional Council
From:	Andrew Farr, Commissioner, Public Works Garett Turcott, Acting Commissioner, Corporate Services
Date:	April 16, 2025
Report No.:	PW-10-25/CS-13-25
Re:	Ex-Gratia Grant Program Enhancements and Status Update on Flooding Initiatives Outlined in Report No. PW-25-24

Recommendation

1. THAT Regional Council approve the recommended changes to the Ex-Gratia Grant Program as outlined in Report No. PW-10-25/CS-13-25 re: “Ex-Gratia Grant Program Enhancements and Status Update on Flooding Initiatives Outlined in Report No. PW-25-24”.
2. THAT the Regional Clerk forward a copy of the Report No. PW-10-25/CS-13-25 to the City of Burlington, the Town of Halton Hills, the Town of Milton, and the Town of Oakville for information.

Report

Executive Summary

- In July 2024, Halton experienced five consecutive intense wet weather events in quick succession which caused flash flooding and resulted in approximately 2,000 reports of basement flooding in isolated areas across the Region, as detailed in Report No. PW-25-24.
- Halton Region’s Ex-Gratia Grant Program provides financial assistance to residential property owners to deal with wastewater back-ups.
- This report recommends changes to the Ex-Gratia Grant Program, including refinements to grant eligibility criteria and processes, to enhance service delivery and provide faster assistance to residents impacted by basement flooding.
- This report also provides a brief interim status update on the initiatives underway as outlined in Report No. PW-25-24.

Background

Between July 10 and July 16, 2024, Halton Region experienced five wet weather events in quick succession, causing flash flooding on July 15 and 16, as creeks overtopped, and roads, ditches and swales overflowed. Properties throughout Halton were impacted by stormwater flooding, and storm-induced wastewater system surcharging.

Over the next six weeks, Access Halton responded to more than 4,400 flood-related inquiries. Over a three-month period, operators completed 1,962 in-home investigations to validate the source of flood for Ex-Gratia Grant eligibility. This process supported the payment of 1,055 Ex-Gratia Grants issued by Halton Region and identified 771 residences eligible to apply for the City of Burlington Flood Relief Grant.

Halton is one of the few Municipalities in Ontario that offers a wastewater flood relief grant and has done so for over 40 years. As part of Halton Region's review of basement flood response improvements, staff have completed a review of the current Ex-Gratia Grant program.

This report summarizes the review of, and outlines the recommended enhancements to, the Ex-Gratia Grant Program as well as provides an interim status update on the initiatives identified in [Report No. PW-25-24](#).

Ex-Gratia Grant Program History

The Ex-Gratia Grant Program was originally created to assist homeowners with a \$250 grant for costs related to sewer backups caused by "community disasters" like heavy rainfall. In 1984, through Report No. CAO-99-84, the Program was expanded to cover localized sewer backups from blockages due to foreign objects in the municipal system or in the municipal portion of the wastewater lateral. In 1993, the grant's intent was broadened to reimburse insurance deductibles (Report Nos. FN-44-93 and LS-23-93).

The grant amount was increased to \$500 in 2000 (Report No. CS-31-2000) and to \$1,000 in 2013 (Report No. LPS70-13) to better align with typical home insurance deductibles, ensuring that the program continued to provide meaningful financial assistance to affected homeowners. In 2013, it was noted the grant is an offer of financial assistance to homeowners who have experienced a sanitary sewer back-up as a result of a blockage or sanitary sewer main surcharge on the public side of the collection system, which can occur from sudden destructive events such as severe thunderstorms and floods (Report No. LPS70-13).

To apply for the grant currently, eligible residential property owners must fill out a paper application provided at the conclusion of an in-home basement flooding investigation by operations staff. By signing the application, the property owner acknowledges that the payment of the grant is not deemed to be an admission of liability on the part of Halton Region.

The completed application can be submitted in person, by mail or via email. Once the completed application is received, grant cheques are mailed out to residents within six to eight weeks.

Discussion

Staff reviewed the current Ex-Gratia Grant Program to find operational efficiencies and to improve and streamline the application process to expedite access to funds. The review included an environmental scan to determine the scope and content of other similar municipal grant programs.

Environmental Scan Results

Halton Region's Ex-Gratia Grant Program was compared to programs in other municipalities. An environmental scan found that approximately eight out of the 444 municipalities in Ontario, including Halton, offer flood related grants with varied eligibility criteria and grant amounts. Attachment #1, re: "Municipalities Offering Flooding Grant Programs", provides a summary of eligibility requirements and grant amounts discovered through the municipal scan.

The review found Halton Region is the only municipality that offers a grant for a sewer backup caused from storm-induced system surcharging during rain events and also for a localized sewer backup from the municipal wastewater system. One municipality offers a grant for a localized sewer backup for blockages due to foreign material (sticks, stones, diapers, etc.), but that grant excludes natural occurrences such as rain events.

Some municipalities have offered grants for basement flooding during wet weather events only. These grants have been much more restrictive than Halton Region's. The environmental scan found that some programs required residents to have multiple backups within a fixed period (three in 15 years and two in five years) before becoming eligible. Some were only offered for a Council-declared extreme storm event, with proof of an insurance claim, for uninsured residents, or for losses not covered by insurance (with a list and receipts required). One grant was very restrictive and was only available to uninsured residents living in a specified flood-prone area.

Overall, in comparison, Halton Region's Ex-Gratia Grant is accessible to all residents served by the municipal wastewater system and is focused on providing financial relief to those impacted by flooding from stormwater induced surcharging without restrictive eligibility criteria, other than providing proof of flooding and damage.

Ex-Gratia Grant Program Review

To enhance Halton Region's Ex-Gratia Grant Program and improve service and access for residents, the following program recommendations are being proposed:

Rename to "Residential Basement Flooding Grant Program"

Many residents are not familiar with the term "Ex-gratia" which refers to a voluntary payment made without legal obligation or admission of liability. In order for residents to be able better identify the purpose of the grant, staff recommend renaming the program to the "Residential Basement Flooding Grant Program".

It is anticipated that the new name will more clearly reflect the Program's purpose of providing financial relief to residents who experience basement flooding. With this Program update, Halton Region will offer residents greater flexibility to use the funds in ways that best support their recovery.

The Program will continue to be administered without Halton Region admitting liability. Residents will also continue to be able to pursue insurance recoveries and all other legal remedies they might have available to them.

Expand Grant Eligibility – Tenants

As experienced in the July 2024 wet weather events, both tenants and owners of residential properties can be impacted by basement flooding. In the past the Ex-Gratia Grant eligibility was limited to homeowners. To better support the residential community impacted by flooding events it is recommended that the eligibility criteria for Halton Region's grant also include tenants of a residential dwelling.

Updated grant eligibility criteria:

- Must be an individual, not a corporation or business entity.
- Must be the owner or tenant of a residential dwelling within Halton Region that is connected to the municipal wastewater system.

- Must provide proof of damages sustained from a basement flood from water originating from the home's wastewater drainage system.

Maintain Grant Amount of \$1,000

As outlined earlier, the grant amount has been increased through the years from \$250 to \$1,000. As part of the review of the Ex-Gratia Grant Program, the current amount was also evaluated. Based on the review of municipalities offering flooding grants and the Region's accessible eligibility criteria staff recommend maintaining the Region's grant amount at this time, as it is commensurate with grant amounts offered by other municipalities that offer similar grants.

Implement On-line Flood Reporting and Grant Application

The current process residents follow when reporting a basement flood and applying for a Regional Ex-Gratia Grant is as follows:

- Resident calls Access Halton/311 to report the flood.
- Halton Region schedules an operator to conduct an in-home assessment.
- Operator visits the home and verifies that a wastewater backup occurred and eligibility for the Ex-Gratia Grant and a hard copy of the grant application is provided to the resident.
- Resident fills out the grant application and submits it through mail/email.
- Halton Region processes the grant application and issues a grant cheque to the resident either through mail or to be picked up at the Halton Regional Administration building at 1151 Bronte Road in the Town of Oakville.

During and following all wet weather events, the primary role of operations staff is to focus on ensuring that the wastewater collection system and all of Halton Region's 84 pumping stations are operating properly and that regulatory requirements are being met.

In addition to these critical operational functions, when wet weather events cause basement flooding, as noted above, operators also currently conduct in-home visits to determine eligibility for the Ex-Gratia Grant by confirming that the home was impacted by water backing up from the wastewater system. However, there is very little that operators can do at or within a home to stop or mitigate the flooding. As a result, home visits can create unrealistic expectations about the level of support that operations staff can provide during a home visit. In addition, attending to both system operations functions and in-home visits can challenge operational resources during wet weather events.

During wet weather events, such as the summer of 2024, the volume of in-home flood inspections results in appointments being scheduled several days or weeks following the flooding occurrence. In these cases, operators must rely on photos, videos, and the resident's account to validate the source of the flooding. This information is sufficient in combination with known information about the severity of the storm and system response to determine eligibility for the Ex-Gratia Grant.

Given the challenges and opportunity noted above, it is recommended that Halton Region allow the submission of photo and video evidence of a wastewater flood from a wet weather event through an on-line grant application portal without the need for an in-home inspection visit. This change would significantly speed up the grant process and allow operations staff to focus on critical operations functions during and immediately after storm events.

To move this recommendation forward, Halton Region is prepared to launch an online flood reporting service through Halton's web-based customer portal, enabling residents to quickly report basement flooding and, if desired, initiate a grant application. On-line reporting and grant application will result in the following improvements:

- Eliminate callers having to wait for a live response from 311 to report a flood;
- Standardize the collection of information;
- Speed up access to flooding information;
- Eliminate the need for operators to conduct an in-home investigation to verify a wastewater backup/flood allowing operators to focus on system response; and,
- Speed up grant processing and access to grant funds.

Upon approval of this recommendation staff are prepared to launch the online flood reporting and grant application customer portal by the end of May 2025. Options for residents who prefer not to report or apply for the grant online will continue to be available.

While operators will no longer visit homes after a wet weather event, where a wastewater backup has been reported during dry weather operations staff will still investigate at the home to determine the cause of the flooding as it may be related to a specific system or private servicing problem.

Update on Flood Response Initiatives

The following provides a brief interim update on the initiatives as identified in [Report No. PW-25-24](#). A comprehensive update report for Regional Council on these initiatives and associated recommendation is scheduled for summer 2025.

In-Depth Wastewater System Performance Analysis

A comprehensive and in-depth wastewater system performance analysis is nearing completion which will confirm the specific causes of basement flooding in various areas and identify proposed system improvements that can reduce the risk of flooding in the future.

The work has been progressing with both wastewater and stormwater hydraulic system models being developed in collaboration with the Local Municipalities.

Field investigations, including smoke testing and drone surveys have been undertaken in two areas impacted by flooding, one in Burlington and one in Oakville, encompassing 769 properties and 5.2 km of wastewater mains. These investigations are essential to identify potential sources of stormwater Inflow and Infiltration into the wastewater system and assessing the need for further private-side measures to reduce basement flooding risk.

Smoke testing involves injecting non-toxic smoke into the wastewater system in the street and smoke exit points are located by aerial drones. This clearly identifies stormwater drains that are connected to the wastewater system.

After these investigations, Halton Region will conduct Household Drainage Surveys in selected homes to confirm the presence of private-side stormwater connections, identify drainage concerns and determine the appropriate remediation

Further field investigations and follow up Household Drainage Surveys will resume in the spring, focusing on areas of known high stormwater Inflow and Infiltration throughout the region.

Basement Flooding Prevention Subsidy Program Review

A review of the existing Basement Flooding Prevention Subsidy Program is currently underway to determine if there are any opportunities to improve the program and increase participation. The study will include a review of the following program aspects:

- the continued use of an authorised contractors list;
- best available backwater valve technologies and associated installation, maintenance and replacement practices;
- the use of targeted versus mandatory programs to increase private-side direct stormwater disconnection in priority areas; and,
- the opportunity of offering private-side lateral replacement in coordination with Regional capital projects.

Future Growth and Infill

To ensure that future development does not increase the risk of flooding, and that resilient infrastructure is available to service future residents, Halton Region regularly reviews and updates the wastewater system design criteria and identifies required new infrastructure as part of the Water and Wastewater Master Plan development process.

In November 2024, several updates were made to Halton Region's Linear Design Manual to ensure that new wastewater infrastructure built to accommodate growth within existing areas continues to be properly sized, designed and constructed.

Inter-Agency Collaboration

Halton Region continues to lead quarterly meetings of the Inter-Jurisdictional Working Group, with participation from the four Local Municipalities and two Conservation Authorities, which began in 2015. These meetings focus on sharing data, coordinating infrastructure improvements, aligning policies and programs, and enhancing flood communication to the public. The next formal meeting of the group is scheduled for May 2025.

Staff have also been working with the Local Municipalities on the system performance analysis described above. This work includes collaboration on field investigations and sharing of information to inform the system analysis.

Enhanced Resident Communications

During wet weather or major flood events, as call volumes start to increase, information on how to report flooding and apply for grants online will be posted across all communications channels, including Halton Region's website, social media and email.

Access Halton staff will also employ 311 automated messaging to re-direct customers to halton.ca/flood to access those new online tools, once they are available, which should help to significantly reduce call volumes and wait times.

As part of Halton Region's flood risk mitigation educational and promotional campaign, staff will also proactively promote what to do if a flood occurs, so residents are prepared and know where to go to report flooding.

Halton Region will also update the halton.ca/flood website to improve navigation and update content to communicate the changes to the Ex-Gratia Grant Program. This will include terms and conditions for grant eligibility, restrictions, and document requirements for proof of residential ownership or tenancy and proof of flooding.

Summary

Halton Region is not immune to the impacts of climate change and such impacts will continue to pose threats to people and property.

While Halton Region's wastewater system is in good condition and operates well during dry weather and typical wet weather events, it can be overwhelmed during extreme storms, where the amount of inflow and infiltration significantly exceeds municipal and provincial design standards. Many municipalities in Ontario and across Canada are in a similar situation.

Reducing the risk of future basement flooding and assisting residents that have been impacted by flooding remains a priority for Halton Region. Due to the interaction between the stormwater and wastewater systems, enhancing the resilience of the wastewater system and adapting to the changing climate requires close cooperation with the Local Municipalities to implement mitigation measures. It is also crucial to collaborate with residents and businesses to reduce private property sources of stormwater inflow and infiltration into the wastewater system.

Staff anticipate reporting further to Regional Council this summer on the wastewater system performance analysis initiated following the July 2024 storm and ongoing flood response and mitigation initiatives.

Financial/Program Implications

The 2025 Rate-Supported Operating Budget includes \$60,000 for Halton Region's Ex-Gratia Grant Program, which, upon Regional Council approval, will carry forward under the re-named "Residential Basement Flooding Grant Program". The budget for the grants is based on historical uptake of flooding subsidy programs, however actual

payments will be based on the number of eligible applications that are received, which can be significantly impacted by intense rainfall events as demonstrated in 2000, 2014 and 2024. Refer to Attachment #2 – Ex-Gratia Grants In-Take Per Year.

Staff will continue to monitor the uptake of flooding subsidy and grant programs and will propose any changes to funding requirements for Regional Council's consideration through the annual budget process.

Costs associated with the implementation of digital services to report flooding and submit grant applications are included in the 2025 Budget and Business Plan. Any future costs will be incorporated into the budget for Regional Council's consideration through the annual budget process.

Respectfully submitted by,

Kiyoshi Oka, P.Eng.,
Director, Water & Wastewater System Services

Andrew Farr, P.Eng.,
Commissioner, Public Works

Jody Johnson
Director, Legal Services & Acting Corporate Counsel

Garett Turcott
Acting Commissioner, Corporate
Services

Approved by,

Bob Gray
Acting Chief Administrative Officer

If you have any questions about the content of this report, please contact:
Kiyoshi Oka, P.Eng., Director, Water and Wastewater System Services

Attachments:
Attachment #1 – Municipalities Offering Flooding Grants
Attachment #2 – Ex-Gratia Grants In-Take Per Year

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.

Municipalities Offering Flooding Grants

*WW - Wastewater

For Residential properties only, unless otherwise noted

Municipality	Tier	Responsibility	Grant Name	Grant Amount	Eligible Flood Type	Eligibility Restrictions	Submission Requirements	Application Deadline
Halton Region	Upper	Wastewater	Residential Wastewater Backup Grant Program.	\$1,000	Public Sanitary Sewer backup Dry and any rain events (excludes overland flooding)	Residential property owner or tenant, municipal side	Completed application along with documented proof of ownership/residency and flooding	One year from date of flood
Region of Peel	Upper	Wastewater	Ex Gratia Wastewater Grant	up to \$1,500	Public Sanitary Sewer Backup Dry Weather Only	Pays for deductible only, based on invoices for damages Excludes damages caused by rainfall, flood, or other natural occurrence	Unable to locate on website	No deadline specified in policy (F05-02, 1993)
City of Mississauga	Lower	Stormwater	Residential Compassionate Flood Relief Grant	\$1,000	Any Basement Flooding, specific extreme storm event declared by Council	July 16, Aug. 17, Aug. 18 events, as activated by Council	Proof of insurance claim, photos, call to 311	Applications open from Dec. 2, 2024 - May 31, 2025
City of Welland	Lower	Wastewater and Stormwater.	Sewer Backup Compassionate Grant	up to \$3,000	Public Sewer Backup, any significant rain events, excludes overland flooding (ex. through basement window)	2 backups (one claim) within a 5 yr period, pays for deductible only, must disconnect home drainage from storm system	Proof of insurance for sewer backup or proof of denial of coverage from insurance company	Within 5 months of 2nd flood
City of Ottawa	Single	Wastewater and Stormwater.	Residential Compassionate Grant Program	up to \$1,000	Public Sewer Backup, any rain events	3 sewer backups within 15-ys	Dates of backups, proof of residence & flood damage for each date, signed affidavit from lawyer or Notary Public	Report within 4 months of 3rd backup
City of Brantford	Single	Wastewater and Stormwater.	Residential Compassionate Flood Grant Program	up to \$5,000	Any Basement Flooding, specific extreme storm event declared by Council	July 16, 2024 flooding owners with no other form of financial assistance	Documented paid expenses as a result of July 16, 2024 flooding with no other financial assistance	Applications no longer accepted
City of Hamilton	Single	Wastewater and Stormwater.	Residential Municipal Disaster Relief Program	up to \$1,000	Any Basement Flooding, specific event declared by Council	Residential property owner or tenant Losses not covered by insurance Damages on Eligible Loss list	When enacted, City supplies phone # to request application form	Within 120 days of Council declaring Disaster
City of Toronto	Single	Wastewater and Stormwater.	No-Fault Grant Program	up to \$7,500	Any Basement Flooding, any storm event within specified area	For uninsured basement flooding damage, only specific properties within Rockcliffe Special Policy Area	Report via 311, City staff must verify	Within 2 years of storm event

Ex-Gratia Grant (EGG) Up-take Per Year

Year	# of EGGs Processed	Year	# of EGGs Processed	Year	# of EGGs Processed	Year	# of EGGs Processed
1997	30	2005	55	2013	46	2021	21
1998	19	2006	116	2014	2281	2022	18
1999	34	2007	81	2015	25	2023	20
2000	259	2008	60	2016	32	2024*	1055
2001	90	2009	44	2017	20		
2002	57	2010	28	2018	59		
2003	75	2011	29	2019	24		
2004	53	2012	26	2020	27		

*Paid to Date.



The Regional Municipality of Halton

The following resolution was approved by Regional Council at its meeting held on Wednesday, February 19, 2025.

World Health Organization (WHO) Standards for Air Quality Emissions

WHEREAS mineral aggregate operations (pits and quarries) are currently active and expanding throughout Halton Region in the City of Burlington, Town of Halton Hills and in the Town of Milton;

AND WHEREAS Halton Region contains significant areas of prime agricultural land and is located within Ontario's Greenbelt and includes the Niagara Escarpment, a UNESCO World Biosphere Reserve;

AND WHEREAS pits and quarries emit dust that contains multiple pollutants, including particulate matter less than 10 microns in size ("PM10") and particulate matter less than 2.5 microns in size ("PM2.5") that are known carcinogens;

AND WHEREAS we must recognize the existence of significant emissions that are anticipated from the proposed Milton CN intermodal yard and even more so from the 400 highways that run through the Region of Halton;

AND WHEREAS the Canadian Council of Ministers of the Environment has not updated the Canadian Ambient Air Quality Standards ("CAAQS") for fine particulate matter (PM2.5) since 2012;

AND WHEREAS the Provincial Government monitors and reports on PM2.5 using the Ontario Ambient Air Quality Standard (OAAQS) which is based on the Canadian Standards (CAAQS) however the Province does not have a standard for PM2.5 or PM10;

AND WHEREAS the World Health Organization's (WHO) Global Air Quality Standards provide health-based recommendations for air quality management to decrease risks from the exposure to air pollution and are a lower threshold than the Ontario and Canadian standards;

AND WHEREAS the WHO updated its air quality standard for both PM2.5 and PM10 emissions in 2021, nearly five years ago;

AND WHEREAS public health science supports a "no threshold" position on PM2.5 and PM10 such that there is no safe level of these pollutants in the ambient air;

AND WHEREAS the extraction of aggregate from pits and quarries across Halton emits particulate matter and expanding operations will increase the ambient air emissions levels of dust, specifically fine particulate matter such as PM2.5 and PM10;

AND WHEREAS the Town of Caledon recently acted to protect residents by endorsing the WHO 2021 standard of 5.0 µg/m³ for annual air emissions of PM2.5;

AND WHEREAS any reduction in PM2.5 and PM10 would result in health benefits, especially for those at greater risk including those with underlying health conditions, older adults and children;

AND WHEREAS on January 28, 2025 Burlington City Council endorsed the use of the WHO 2021 standards for air quality emissions including that the City is seeking to have all new aggregate extraction activities maintain annual ambient air quality for PM2.5 at no more than 5.0 µg/m³.

NOW THEREFORE BE IT RESOLVED:

THAT Halton Regional Council supports the City of Burlington's resolution endorsed January 28, 2025 to further protect the health of Ontarians and Halton's growing community;

AND THAT a copy of this resolution be sent to the Premier of Ontario, the Attorney General, the Minister of Natural Resources, the Minister of Health, the Minister of Environment and Climate Change of Canada, the Chair of the Ontario Land Tribunal, the Niagara Escarpment Commission, Halton's MPPs, Halton's Local Municipalities and the Association of Municipalities of Ontario (AMO).



The Regional Municipality of Halton

The following resolution was approved by Regional Council at its meeting held on Wednesday, February 19, 2025.

Protection of Jefferson Salamander

WHEREAS the Nelson Aggregates' application for expansion of the Mount Nemo open-pit quarry in the City of Burlington is causing concern for residents of Burlington;

AND WHEREAS northern Burlington, including Mount Nemo, is located within Ontario's Greenbelt and includes the Niagara Escarpment, an UNESCO World Biosphere Reserve;

AND WHEREAS Mount Nemo sustains a fragile and inter-connected ecosystem featuring over 20 headwater tributaries, provincially significant wetlands, areas of natural and scientific interest, regionally significant woodlands, and the significant habitat of rare and endangered species;

AND WHEREAS the United Nations has declared an unprecedented biodiversity crisis that shows species extinction rates are accelerating;

AND WHEREAS in particular, the City of Burlington is home to a significant population of Jefferson Salamanders, among other endangered species;

AND WHEREAS the City of Burlington's Greenbelt habitats are also under threat of development for aggregate extraction now and in the future;

AND WHEREAS the Federal and Provincial Governments have recognized the Jefferson Salamander as an endangered species that requires species and habitat protection under federal and provincial laws;

AND WHEREAS the City of Burlington accepts its shared responsibility with the Province to protect the habitat of the Jefferson Salamander, and has taken steps to preserve this species e.g., seasonal road closures; and

AND WHEREAS on January 28, 2025, Burlington City Council endorsed a resolution that outlined measures required for the continued protection of the Jefferson Salamander.

NOW THEREFORE BE IT RESOLVED:

THAT Halton Regional Council supports the City of Burlington's resolution which:

- endorses current federal and provincial laws protecting the Jefferson Salamander and its critical habitat;
- respects recognition of Jefferson Salamander habitat as a key natural heritage feature under the Niagara Escarpment Plan;
- opposes development that threatens the Jefferson Salamander; and
- opposes the issuance of any overall benefit permit under the Endangered Species Act that would be contrary to the protection of this species and its critical habitat in the Greenbelt in the City of Burlington.

AND THAT the Regional Clerk forward a copy of this resolution to the Premier of Ontario, the Attorney General, the Minister of the Environment, Conservation and Parks, the Minister of Natural Resources, the Chair of the Ontario Land Tribunal, the Niagara Escarpment Commission, Halton's MPPs, Halton's Local Municipalities and the Association of Municipalities of Ontario (AMO).

Executive Services
99-A Advance Avenue, Napanee, ON K7R 3Y5 www.greaternapanee.com

April 23, 2025

Township of Rideau Lakes
1439 County Road 8
Delta, ON K0E 1G0
Sent via email: mtruelove@rideaulakes.ca

Re: Strong Mayor Powers

To Whom It May Concern,

Please be advised that the Council of the Town of Greater Napanee passed a resolution at its regular session meeting of April 22, 2025 in support of your correspondence regarding Strong Mayor Powers Legislation. A copy of the resolution is enclosed for your reference.

Please do not hesitate to contact me at jwalters@greaternapanee.com if you require any further information with respect to this resolution.

Sincerely,



Jessica Walters
Clerk

cc: Honourable Premier Doug Ford
Honourable Ric Bresee, MPP Hastings-Lennox and Addington
Honourable Rob Flack, Minister of Municipal Affairs and Housing
AMO
AMCTO
All Ontario municipalities

RESOLUTION #194/25 Pinnell Jr., Norrie

That the Town of Greater Napanee sends a letter of support to the Township of Rideau Lakes in regard to their opposition of Ontario Expanding Strong Mayor Powers to 169 Additional Municipalities, and that the Town of Greater Napanee also request to be excluded from the Strong Mayor Powers;

And that a copy of the letter of support be sent to the Honorable Premier Doug Ford, the Honorable MPP Ric Bresee; the Honorable Rob Flack, Minister of Municipal Affairs and Housing; the Association of Municipalities of Ontario; the Association of Municipal Managers, Clerks and Treasurers of Ontario, and all other municipalities in Ontario for their consideration and support.

For: 5 Opposed: 2 Abstained:0 Absent: 0

CARRIED.

For:

Councillor Schenk, Councillor Hicks, Councillor Pinnell Jr., Councillor Norrie, Councillor Martin

Opposed:

Mayor Richardson, Deputy Mayor Calver

April 16, 2025

The Honorable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1
premier@ontario.ca

Re: Motion regarding Opposition to Expansion of Strong Mayor Powers

At their Regular Meeting of Council on April 16, 2025, the Council of the Town of Aylmer endorsed the following resolution:

WHEREAS the Ontario government has proposed expanding the "strong mayor" powers to 169 additional municipalities under the proposed legislation, which would grant mayors in these municipalities more authority, particularly concerning the control of municipal budgets and planning decisions;

AND WHEREAS this proposal has raised significant concerns regarding the centralization of power, erosion of local democracy, reduced accountability, and the potential for the abuse of power;

AND WHEREAS the proposed expansion of strong mayor powers undermines the collaborative nature of municipal governance, and diminishes the role of elected municipal councillors in representing the diverse interests of the community;

AND WHEREAS concerns have been raised about the negative impacts on public trust, democratic participation, and municipal decision-making processes, if mayors are given the ability to bypass council decisions without adequate consultation or oversight;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Town of Aylmer opposes the expansion of Strong Mayor Powers;

AND THAT the Council formally expresses its opposition to the Ontario government's proposal to expand Strong Mayor Powers to preserve local democracy, transparency, and accountability;

FURTHER BE IT RESOLVED THAT a copy of this motion be forwarded to the Ontario Premier, the Minister of Municipal Affairs and Housing, all Ontario municipalities, as well as the Association of Municipalities of Ontario (AMO) for further action.

Thank you,

Owen Jaggard

Director of Legislative Services/Clerk | Town of Aylmer

46 Talbot Street West, Aylmer, ON N5H 1J7

519-773-3164 Ext. 4913 | Fax 519-765-1446

ojaggard@town.aylmer.on.ca | www.aylmer.ca

CC:

Hon. Rob Flack rob.flack@pc.ola.org

Association of Municipalities of Ontario resolutions@amo.on.ca

All municipalities

April 15, 2025

SENT VIA EMAIL

Premier of Ontario
Legislative Building
Queens Park
Toronto, ON, M7A 1A4
VIA EMAIL: premier@ontario.ca

Attn: The Honourable Doug Ford, Premier of Ontario

Re: Resolution# 20250414-011 - Opposition to Strong Mayor Designation for the Town of Amherstburg

At its regular meeting on **April 14, 2025**, Amherstburg Town Council passed **Resolution 20250414-011** in response to the Province's recent proposal to designate Amherstburg as a "**Strong Mayor**" municipality, effective May 1, 2025.

WHEREAS the Province of Ontario has proposed to designate the Town of Amherstburg as a "Strong Mayor" community, granting enhanced powers to the Mayor effective May 1, 2025; and,

WHEREAS the Strong Mayor powers significantly alter the balance of governance at the municipal level, undermining the role of Council in decision-making and weakening the fundamental democratic principle of majority rule; and,

WHEREAS the Town of Amherstburg has a long history of collaborative, transparent, and accountable local governance built upon a foundation of Council-debate and shared decision-making; and,

WHEREAS many municipally elected officials across the province and members of the public have expressed significant concern regarding the imposition of these powers; and,

WHEREAS the Town of Amherstburg did not formally request or express a desire to be designated under the Strong Mayor framework; and,

WHEREAS a growing number of municipalities and elected officials across Ontario are questioning the appropriateness of the Strong Mayor system and are calling for its reconsideration or repeal;

THEREFORE BE IT RESOLVED that Amherstburg Town Council formally request that the Premier of Ontario and the Minister of Municipal Affairs and Housing immediately remove the Town of Amherstburg from the list of municipalities designated under the Strong Mayor legislation;

AND BE IT FURTHER RESOLVED that a copy of this resolution be sent to the Premier of Ontario, the Minister of Municipal Affairs and Housing, all regional Members of Provincial

Parliament, all Ontario municipalities, and the Association of Municipalities of Ontario (AMO) for their awareness and support.

We thank you for your attention to this matter and urge you to respect the democratic wishes of our Council and community.

Sincerely,

A handwritten signature in dark ink, appearing to read "Michael Prue". The signature is fluid and cursive, with the first name "Michael" written in a larger, more prominent script than the last name "Prue".

Michael Prue, Mayor
Town of Amherstburg

Cc: The Honourable Paul Calandra (Minister of Municipal Affairs and Housing)
Regional Members of Provincial Parliament
All Ontario Municipalities
The Association of Municipalities of Ontario (AMO)



**TOWNSHIP OF RIDEAU LAKES
Special Council Meeting**

RESOLUTION 104-2025
Title: MSC (PW) Rec #78-2025 re: Strong Mayor Powers (for Council approval)
Date: Wednesday, April 16, 2025

Moved by Councillor Dunfield
Seconded by Deputy Mayor P. Banks

WHEREAS at the Municipal Services Committee meeting held April 14, 2025, Recommendation #78-2025 was passed related to the recent announcement from the Government of Ontario on Strong Mayor Powers to an additional 169 municipalities effective May 1, 2025;

AND WHEREAS said recommendation further requested that the Province remove Rideau Lakes from the Strong Mayor Powers Legislation;

NOW THEREFORE be it resolved that the Council of The Corporation of the Township of Rideau Lakes concurs with MSC Recommendation #78-2025.

YES: 5 NO: 2 ABSTAIN: 0 CONFLICT: 0 ABSENT: 1

Carried

YES: 5 Councillor J. Banks Councillor Carr Councillor Dunfield Councillor Hutchings
Deputy Mayor P. Banks

NO: 2 Councillor Maxwell Councillor Pollard

CONFLICT: 0

ABSTAIN: 0

ABSENT: 1 Mayor Hoogenboom



**TOWNSHIP OF RIDEAU LAKES
Municipal Services Committee (PW)**

RECOMMENDATION: 78-2025

Title: Ontario Proposing to Expand Strong Mayor Powers to 169
Additional Municipalities

Date: Monday, April 14, 2025

Moved by Councillor Dunfield
Seconded by Deputy Mayor P. Banks

WHEREAS the Government of Ontario has announced an expansion of strong mayor powers to an additional 169 municipalities, effective May 1, 2025;

AND WHEREAS these powers allow mayors to unilaterally override council decisions, appoint senior municipal staff, and set budgets without majority council approval, undermining the principles of democratic governance;

AND WHEREAS municipal governance functions best through a collaborative decision-making process where elected councils, representing the collective voice of their communities, work alongside experienced municipal staff;

AND WHEREAS there is no evidence to suggest that strong mayor powers have increased housing starts, contrary to the provincial government's stated justification for their implementation;

AND WHEREAS the Association of Municipal Managers, Clerks, and Treasurers of Ontario (AMCTO) has raised concerns that strong mayor powers blur the lines between political leadership and administrative expertise, threatening the neutrality of municipal public service;

AND WHEREAS the City of Orillia recently experienced a situation where its mayor unilaterally overturned a council decision regarding the hiring of a Chief Administrative Officer, demonstrating the potential for these powers to be misused;

AND WHEREAS the Township of Rideau Lakes has also experienced governance challenges resulting from mayoral overreach, further highlighting the risks posed by concentrating authority in a single elected official;

AND WHEREAS democratic principles require that municipal governance remain a system of "one person, one vote" rather than granting disproportionate power to a single individual;

NOW THEREFORE be it resolved that the Council of the Township of Rideau Lakes:

1. Strongly opposes the expansion of strong mayor powers to additional municipalities, including Rideau Lakes;
2. Calls on the Government of Ontario to reverse this decision and uphold the traditional balance of municipal governance; and
3. Directs the Clerk to send a copy of this resolution to:
 - The Honourable Rob Flack Minister of Municipal Affairs and Housing
 - MPP Steve Clark
 - The Honourable Premier of Ontario Doug Ford
 - The Association of Municipalities of Ontario (AMO)
 - The Association of Municipal Managers, Clerks, and Treasurers of Ontario (AMCTO)
 - All Ontario municipalities for their consideration and support.

AND FURTHER that the Province be requested to remove Rideau Lakes from the Strong Mayor Powers Legislation.

YES: 5 NO: 3 ABSTAIN: 0 ABSENT: 0

Carried

YES: 5

Councillor J. Banks Councillor Carr Councillor Dunfield
Councillor Hutchings Deputy Mayor P. Banks

NO: 3

Mayor Hoogenboom Councillor Maxwell Councillor Pollard



52 Seguin Street, Parry Sound, Ontario P2A 1B4
Tel: (705) 746-2101 • Fax: (705) 746-7461 • www.parrysound.ca

Office of the Mayor

April 22, 2025

Honourable Rob Flack
Minister of Municipal Affairs & Housing
College Park, 17th floor,
777 Bay St.
Toronto ON M7A 2J3

Via email: minister.mah@ontario.ca

Dear Minister Flack,

On behalf of Council of the Town of Parry Sound, please accept my congratulations on your recent appointment as Minister of Municipal Affairs & Housing. It's an important Ministry and we look forward to working with you and Ministry staff.

The Ministry of Municipal Affairs & Housing provided notice on April 9th that the Ministry was seeking comments regarding its intent to extend strong mayor powers to an additional 169 municipalities, including the Town of Parry Sound. The comment period was open until April 16th. These additional powers are not powers that I as Mayor believe are necessary and do not wish to exercise them. At our April 15th meeting, Council unanimously voted to reject strong mayor powers, request the province to repeal the legislation, or alternatively permit municipalities to opt out.

We were disappointed that there was no previous communication before the April 9th letter, with a comment period of only one week. Contrary to provincial claims that strong mayor powers will get homes and infrastructure built faster, reduce red tape and accelerate the delivery of key priorities, research by the Association of Municipal Clerks & Treasurers of Ontario (AMCTO) has found no evidence to suggest this legislation has any impact on the number of housing starts in municipalities that have been granted the powers; and moreover the strong mayor powers have blurred the political-administrative authority between the roles of head of council and Chief Administrative Officers (CAOs) and senior staff, threatening the neutrality of the public service and politicizing local government leadership. We have seen very questionable use by mayors with strong mayor powers.

...2

Our public expects a democratic process. Given the overwhelming use of executive orders by the current US President and multiple respected analysts' concerns about the US slipping into authoritarianism, our country and its democratic institutions should be safeguarding these democratic principles that provide accountability to the public and not undermining them.

We encourage the provincial government to repeal this legislation.

Sincerely,




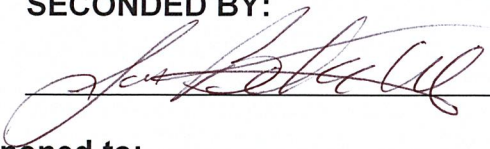
Jamie McGarvey
Mayor, Town of Parry Sound

c.c. Premier Doug Ford
MPP Graydon Smith
Association of Municipalities of Ontario (AMO)
All Ontario Municipalities
Members of Town of Parry Sound Council
CAO Clayton Harris
Clerk Rebecca Johnson



THE CORPORATION OF THE TOWN OF PARRY SOUND
RESOLUTION IN COUNCIL

NO. 2025 – 047

DIVISION LIST	YES	NO	DATE: April 15, 2025
Councillor G. ASHFORD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MOVED BY: 
Councillor J. BELESKEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Councillor P. BORNEMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SECONDED BY: 
Councillor B. KEITH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Councillor D. McCANN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Councillor C. McDONALD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Mayor J. McGARVEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
CARRIED: <input checked="" type="checkbox"/>	DEFEATED: <input type="checkbox"/>	Postponed to: _____	

Whereas the Province has announced the expansion of strong mayor powers to another 169 municipalities as of May 1, 2025 in addition to the 47 municipalities which currently have received strong mayor powers; and

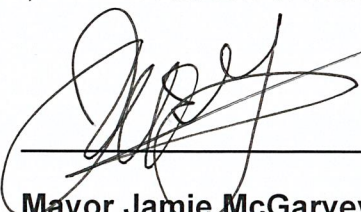
Whereas the Province claims that strong mayor powers will get homes and infrastructure built faster, reduce red tape, and accelerate the delivery of key priorities; and

Whereas research from the Association of Municipal Clerks & Treasurers of Ontario (AMCTO) has identified that: a) there is no evidence to suggest this legislation has any impact on the number of housing starts in municipalities that have been granted the powers; and b) strong mayor powers have blurred the political-administrative authority between the roles of head of council and chief administrative officers (CAOs), threatening the neutrality of the public service and politicizing local government leadership; and

Whereas strong mayor powers is an erosion to the democratic process of an historically non-partisan municipal governance structure;

Now Therefore the Council of the Corporation of the Town of Parry Sound hereby resolves to reject the strong mayor powers granted to it, and requests that the Province repeal the legislation, or offer the option to municipalities to opt out of strong mayor powers; and

That this Resolution be forwarded to the Minister of Municipal Affairs & Housing Rob Flack, Premier Doug Ford, MPP Graydon Smith, the Association of Municipalities of Ontario (AMO), and all Ontario municipalities.



Mayor Jamie McGarvey



Township of Central Frontenac

1084 Elizabeth Street, P.O. Box 89, Sharbot Lake, ON K0H 2P0

Tel: 613-279-2935 or 1-800-300-6851, Fax: 613-279-2422

www.centralfrontenac.com



Office of the Clerk

At its regular meeting of Council held April 8, 2025, the Corporation of the Township of Central Frontenac passed the following motion.

Whereas United States President Donald Trump, continues to threaten executive orders to impose tariffs on imports from Canada;

And whereas these tariffs will have a significant detrimental impact on the economic stability in both countries;

And whereas our Prime Minister and Premier are encouraging Canadians to choose Canada and to choose products made in Canada;

And whereas municipalities have significant purchasing power through capital and infrastructure programs;

And whereas we must stand united and strong to meet this moment and protect our communities.

And whereas municipalities can assist in the effort to combat tariffs and support businesses in the procurement for capital and infrastructure programs;

Now therefore be it resolved that the Township of Central Frontenac only purchase products made in Canada whenever practicable, and when not in violation of trade agreements and legislation, in all of its purchasing decisions, including increasing current invitational and open market thresholds in the Procurement By-law to enable targeted purchases from Canadian Suppliers;

And further that this resolution be forwarded to the Prime Minister Mark Carney, Premier Doug Ford, MPP John Jordan, MP Scott Reid, the Association of Municipalities of Ontario, the Federation of Canadian Municipalities and all Ontario municipalities.

Dated at Sharbot Lake, Ontario

This 17th day of December 2024.

Cathy MacMunn, CAO/Clerk

**Resolution of Council
City Council Meeting**

Title: Use of X by the City of Peterborough
Date: March 17, 2025

Whereas X has become a media platform that is not adequately responding to hate speech and misinformation;

Whereas continued use of X could be perceived as tacit approval of or association with ideologies that are inconsistent with the City of Peterborough's commitment to freedom, inclusivity, and nondiscrimination.

Whereas the City of Peterborough maintains other social media accounts to reach residents about municipal services and news that provide comparable functionality like Instagram, Facebook, and LinkedIn.

Whereas Peterborough Transit relies on X as one of its main methods to communicate with customers about Transit service changes;

Whereas Peterborough Transit has implemented customer service enhancements such as real time tracking of buses through the My Transit Rid-GPS Tracker map for transit customers to see when the next bus will arrive;

Whereas emergency services require the ability to use all available channels to reach residents for emergency messaging;


Therefore, be it resolved that Council approve the following:

a) that to support enhanced communication with residents and customers and to reduce reliance on social media that City staff report back to Council during the 2026 Budget deliberations with recommendations and associated budget implications for implementing a Snow Plow Tracker service for residents and a smartphone app for Peterborough Transit, which includes the ability to send notifications to subscribers, with the goal of improving customer service and eliminating the use of X; and

b) that the City of Peterborough discontinue the use of X, formerly known as Twitter, except for Peterborough Transit, Fire Services, and emergency information as necessary.

c) That, a copy of this resolution be forwarded to all Ontario municipalities and the Association of Municipalities of Ontario (AMO).

The above resolution, adopted by City Council is forwarded for your information and action, as required.
Thank you.

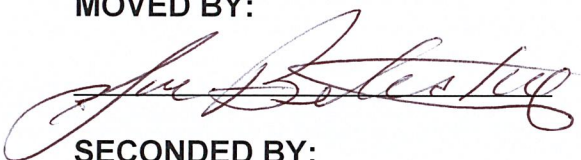



John Kennedy, City Clerk



THE CORPORATION OF THE TOWN OF PARRY SOUND
RESOLUTION IN COUNCIL

NO. 2025 – 046

DIVISION LIST	YES	NO	DATE: April 15, 2025
Councillor G. ASHFORD	_____	_____	MOVED BY: 
Councillor J. BELESKEY	_____	_____	
Councillor P. BORNEMAN	_____	_____	
Councillor B. KEITH	_____	_____	
Councillor D. McCANN	_____	_____	
Councillor C. McDONALD	_____	_____	SECONDED BY:
Mayor J. McGARVEY	_____	_____	
CARRIED: <input checked="" type="checkbox"/> DEFEATED: _____ Postponed to: _____			

WHEREAS inclusive, evidence-based scientific research leads to better outcomes for Canadians by ensuring that all voices and experiences are reflected in the development of knowledge, treatments, and innovations;

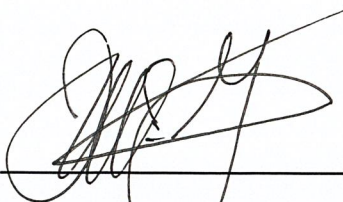
WHEREAS Canadian municipalities benefit directly from research-informed policies on public health, infrastructure, education, environmental protection, and economic development;

WHEREAS diverse and inclusive research teams have been shown to generate more innovative, practical, and impactful solutions, and yet many equity-deserving groups, including women, remain underrepresented in science and research careers;

WHEREAS inclusive research strengthens our economy, healthcare system, and ability to address national and global challenges;

THEREFORE BE IT RESOLVED that the Council of the Town of Parry Sound supports the national call for stronger federal support for inclusive research that reflects the diversity of Canadian communities;

AND BE IT FURTHER RESOLVED that this resolution be shared with other municipalities in Ontario, the Federation of Canadian Municipalities, and relevant provincial and federal representatives for consideration and support.



Mayor Jamie McGarvey

The Corporation of the City of Cambridge
Corporate Services Department
Clerk's Division
Tel: (519) 740-4680 ext. 4585
mantond@cambridge.ca

April 23, 2025

Re: Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding

At its Council Meeting of April 15, 2025, the Council of the Corporation of the City of Cambridge passed the following Motion:

WHEREAS municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

WHEREAS the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

WHEREAS the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

WHEREAS the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

WHEREAS redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and

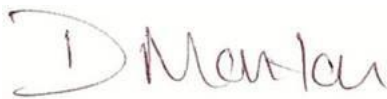
WHEREAS a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

1. Now Therefore Be It Hereby Resolved That Cambridge City Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and

2. Be It Further Resolved That Cambridge City Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and
3. Be It Further Resolved That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and
4. Be It Further Resolved That copies of this resolution be forwarded to the Right Honourable Prime Minister Mark Carney, the Right Honourable Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and
5. Be It Further Resolved That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

Should you have any questions related to the approved resolution, please contact me.

Yours Truly,



Danielle Manton
City Clerk

Cc: (via email)
Hon. Prime Minister Carney
Hon. Premier Ford
Ontario Minister of Finance
Minister of Municipal Affairs and Housing
Local MPs and MPPs
Federation of Canadian Municipalities (FCM)
Association of Municipalities of Ontario (AMO)
All Ontario Municipalities



GEORGINA

Legislative Services Department/Clerk's Division

April 7, 2025

Via email; premier@ontario.ca

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

The Honourable Premier Ford:

Re: Resolution regarding Salt Management

Please be advised that Town Council adopted the following motion concerning Salt Management;

RESOLUTION NO. C-2025-0077

Moved By Councillor Neeson

Seconded By Regional Councillor Davison

WHEREAS road salt is a known toxic substance designated under the Canadian Environmental Protection Act because of tangible threats of serious and irreversible environmental and public health concerns associated with road salt; and

WHEREAS salt levels in Ontario's groundwater aquifers, creeks, rivers, and lakes have increasingly worsened since the 1970s, seriously affecting municipal drinking water sources and aquatic life; and

WHEREAS Lake Simcoe is our closest freshwater lake and is the 4th largest inland lake within Ontario, host to a number of functions including a biodiverse habitat for over 56 species of fish, the source water for municipal drinking water for hundreds of thousands of residents within the watershed, including 41,000 here in the Town of Georgina, and the many other recreational and commercial functions it serves; and

WHEREAS Lake Simcoe's salinity concentrations have increased over 500% since monitoring began over the past 50 years, with the primary contributor being runoff from the use of salt for winter maintenance; and

WHEREAS the Ontario and Canadian governments have taken many actions over the past 25 years including setting water quality guidelines, developing voluntary codes of practice, signing the Canada-Ontario Great Lakes Agreement, and holding workshops, yet still the salt problem continues to grow; and

WHEREAS numerous situation analyses have recommended salt solutions involving liability protection, contractor certification, government-approved Best Management Practices (BMPs) and salt management plans; and

WHEREAS increased numbers of slip and fall claims, and other injury/collision claims related to snow and ice, are resulting in salt applicators overusing salt beyond levels considered best practices; and

WHEREAS unlimited contractor liability is making it difficult or expensive for snow and ice management contractors to obtain insurance coverage, resulting in contractors leaving the business, thereby making it difficult for municipalities and private owners to find contractors; and

WHEREAS the Snow and Ice Management Sector (SMS) of Landscape Ontario is working with the Ontario government to institute a limited liability regime for snow and ice management, including enforceable contractor training/certification and government-approved BMPs for salt application; and

WHEREAS many Ontario municipalities have Salt Management Plans, but these often require updating in light of improved science and better salt management practices now available; and

WHEREAS The Town of Georgina shares fifty-two (52) kilometers of beautiful Lake Simcoe shoreline and all 288 square kilometers of the Town of Georgina are encompassed by sub-watersheds that drain into Lake Simcoe; and

WHEREAS road authorities that use salt, such as the Town of Georgina, must abide by, and benefit from, established provincial regulations around snow clearing and maintenance, whereas private contractors only have voluntary programs for salt use for private and commercial property management; and

WHEREAS the Town of Georgina has demonstrated great initiative in salt mitigation efforts including committing to the use of rock salt alternatives, installation of electronic spreader controllers on all material spreading units, reduced application rates when appropriate, use of pre-wet and brine when appropriate, and an updated salt management plan that outlines salt best management practices specific to the Corporation of the Town of Georgina's winter maintenance operations

NOW THEREFORE BE IT RESOLVED THAT:

1. That the Town of Georgina urges the Province of Ontario to work urgently with key stakeholders to develop limited liability legislation, including enforceable contractor training and a single set of provincially endorsed standard Best Management Practices for snow and ice management; and

2. That the Town of Georgina urges the Province of Ontario to create and fund an expert stakeholder advisory committee to advise the province and municipalities on the best courses of action to protect freshwater ecosystems and drinking water from the impacts of salt pollution; and

3. That the Town of Georgina continues to commit to the reduction of the use of road salt as much as possible while meeting local service levels and maintaining safety on roads and sidewalks; and

4. That a copy of this resolution be sent to all municipalities in York Region, all Lake Simcoe Watershed municipalities; all municipalities in Ontario; The Chippewas of Georgina Island First Nation and The Lake Simcoe Region Conservation Authority requesting their endorsement; The Association of Municipalities of Ontario (AMO); all Lake Simcoe Watershed MPPs; Conservation Ontario; The Ontario Salt Pollution Coalition; The Rescue Lake Simcoe Coalition; Minister Todd McCarthy (MECP); Attorney General Doug Downey, and The Honourable Premier Doug Ford.

Accordingly, we respectfully request your consideration of this resolution.

Sincerely,
FOR THE TOWN OF GEORGINA,



Carolyn Lance
Council Services Coordinator

cc: Minister Todd McCarthy, Ministry of Environment, Conservation and Parks; todd.mccarthy@pc.ola.org
The Honourable Doug Downey, Attorney-General; doug.downey@pc.ola.org
York Region municipalities
Ontario municipalities
Lake Simcoe Watershed municipalities
Lake Simcoe Region Conservation Authority; r.baldwin@LSRCA.on.ca
The Chippewas of Georgina Island First Nation; sylvia.mccue@georginaisland.com
Association of Municipalities of Ontario; resolutions@amo.on.ca
Lake Simcoe Watershed MPP's
Conservation Ontario; info@conservationontario.ca
Ontario Salt Pollution Coalition; dani@waterwatchers.ca
The Rescue Lake Simcoe Coalition; rescuelakesimcoecoalition@gmail.com

**CORPORATION OF THE
TOWNSHIP OF NORTH GLENGARRY**

Council Meeting

Resolution # 9

Date: Monday March 10, 2025

MOVED BY: Jamie MacDonald

SECONDED BY: Carma Williams

Whereas rural, northern, and remote municipalities are fiscally strained by maintaining extensive road networks on a smaller tax base;

And whereas preventing crashes reduces the burden on Ontario's already strained rural health care system;

And whereas roadway collisions and associated lawsuits are significant factors in runaway municipal insurance premiums; preventing car crashes can have a significant impact in improving municipal risk profiles;

Therefore, be it resolved that the Township of North Glengarry requests that the Government of Ontario take action to implement the rural road safety program that Good Roads has committed to lead;

And further that this resolution be circulated to all municipalities in Ontario requesting their support, as well as the Premier of Ontario and the Minister of Transportation.

CARRIED

DEFEATED

DEFERRED

MAYOR / DEPUTY MAYOR

Deputy Mayor: Carma Williams

Councillor: Jacques Massie

Councillor: Brian Caddell

Councillor: Jeff Manley

Councillor: Michael Madden

Councillor: Gary Martin

Mayor: Jamie MacDonald

YEA

NEA

