

TOWN OF HALTON HILLS – GENERAL INFORMATION PACKAGE

COUNCIL MEETING – August 25, 2025

ADVISORY/SPECIAL COMMITTEES AND BOARD MEETING MINUTES

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PROCLAMATIONS

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**DOWNTOWN ACTON BIA
BOARD OF MANAGEMENT AGENDA**

Board of Management Monthly Meeting

Wednesday June 25th, 2025 – 7:00pm

DABIA Office: 25 Mill Street East, Acton Ontario L7J 1H1

Attendance: Monica Galway – Chairperson, Profile Hair, Mike Albano – Ward 1 Counsellor, Nicole Walker – Acton Optical, Norman Paulsen – Acton Motors, Matthew Galliford – DABIA Coordinator
Absent with regrets: Patricia Daleman – Doane Grant Thornton LLP

Truth and Reconciliation Land Acknowledgement – Reading:

We would like to begin by acknowledging that the land on which we gather is part of the Treaty lands and Territory of the Mississaugas of the Credit. [Read by Monica Galway](#)

1. Chair's Welcome

2. Call to Order [7:00pm](#)

3. Declaration of Pecuniary / Personal Conflict of Interest(s) [None](#)

4. Adoption of May 2025 Minutes [1st: Norm Paulsen, 2nd: Mike Albano, All in favor: Yes](#)

5. Motion to Approve June 2025 Agenda [1st: Nicole Walker, 2nd: Mike Albano, All in favor: Yes](#)

6. Coordinator's Report and updates - Matthew Galliford [see below](#)

7. Financial Reports – Patricia Daleman [Presented by Matthew Galliford](#)

8. New Business:

- Beautification : Discussion about hiring Brody Nyitrai to clean Downtown Windows just before Leathertown Festival. [All present have agreed to this.](#)
- The Mayor's Office wants to purchase denominations of BIA Bucks to award as prizes at her Acton Fishing Derby. Can we sell BIA Bucks and then later use the sales funds to reimburse the vendor(s)? [Yes, proceed but advise the Mayor's Office that the BIA Bucks do have an expiry date of December 31, 2025 for budget and auditing purposes.](#)
- What Months do you want to take a "Board Vacation" from meetings this year? [August – no meeting](#)

9. Motion to Adjourn [7:43pm 1st: Mike Albano, 2nd: Norm Paulsen, All in favor: Yes](#)

[Leathertown Festival Check in Meeting](#)

NEXT MEETING: **Wednesday July 23, 2025** - 7:00 pm - DABIA Office 25 Mill St. E.

Shop, Eat & Play Local – It's Worth the Drive!

[Attachment below: Coordinator's Report](#)

**DOWNTOWN ACTON BIA
BOARD OF MANAGEMENT AGENDA**

Board of Management Monthly Meeting

Wednesday June 25, 2025 – 7:00pm

Coordinator's Report

Flowers – The hanging baskets will be back up in a matter of days now that the road construction is over.

Flags / Banners – Loose banners will be restored now that we have easier access with our utility vehicle. I have requested a quote to have 6 single flag mounts made to be attached to poles. WIP

Utility / Watering Vehicle - The watering vehicle was picked up today (June 25, 2025). It works great so far, just needs a few tweaks like additional hi-vis safety markings on the body, side mirrors (my preference) and some decals added.

Outdoor Market:

- Going as well as it does in June. We have had some great musical acts each week and new vendors are signing up for the season. Added recently are Mini-doughnuts and fresh lemonade, Jamaican patties and hot sauces, more baking and a few more community groups.
- The Outdoor Market is a part of the Halton Hills Discovery Pass program and Sticker Map tourism campaign as pickup and incentive locations. The program starts July 7, 2025, and daily online promotion will be taking place. Other Acton Businesses are also participating.

Leathertown Festival

- Vendors are continuing to sign up. I have already reached capacity for Real Estate Agents and Hamburger / Hot Dog vendors, any incoming applications for these are being denied.
- A Children's Performer and a Solo Artist have been added to the entertainment. Ambition Performing Arts will be featured as well. The Milton Steam Era Group are attending and demonstrating vehicles, a Dr. Who Dalek and Whovian friends are also confirmed. So far, the festival registration has brought in approximately \$7500.00 and \$1250.00 in sponsorship.

Other Business

- I am working on final permission to use the water supply at the Town Works Yard to fill our water tank and to be able to store the utility vehicle at that works building. Waiting for confirmation from Mike Gordon.
- Downtown repaving is done. The BIA has a contest to bring people back downtown that runs until June 30.
- Canada Day 2025, the BIA has assisted the Firefighters in finding and booking a DJ for their celebration at Prospect Park. The BIA will be on hand at the entrance gates to hand out flags, tattoos, and stickers.
- Cornerstone Office Express' OPEN FOR BUSINESS banners are in 4 places around town. This was their initiative to advertise that Downtown Acton is open for business during the construction.

-End of Report-



COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **June 23, 2025**, at 6 p.m. via Zoom.

Members Present: Todd Jenney (Chair), Jane Watson, Lloyd Hillier, Keith Medenblik

Regrets: Jason Smith

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

a) Minor Variance D13VAR25.015H – 5 Norton Crescent

Location: 5 Norton 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 side yard setback to the second storey from the minimum 1.8 m to permit an interior side yard setback of 1.4 m (north).
- 2.** To reduce the side yard setback from the minimum 1.2 m to permit an interior side yard setback of 0.7 m (south).

3. To increase the encroachment of the roof overhang from the maximum 50% of the side yard setback (0.35 m from interior side lot line) to permit a roof overhang encroachment of 62% (0.27 m from the south interior side lot line).

To accommodate a proposed two storey dwelling on existing foundations.

Owner(s): Gabriel Knezovic, **Agent:** RocMar Engineering, Sarah Korba Alakhras

The Town Planner noted no staff objections to approval, subject to conditions. The owner and agent were present to speak to the application.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the application be approved, subject to conditions.

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.

b) Minor Variance D13VAR25.016H – 8049 Hornby Road

Location: 8049 Hornby Road, Town of Halton Hills (Premier Gateway), Regional Municipality of Halton

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

1. To reduce the parking spaces from the minimum 58 to permit 56 parking spaces.

To accommodate a proposed increase in the second floor area of a proposed industrial building.

Owner(s): Verendra Ragubance, **Agent:** Weston Consulting, Katie Pandey

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

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.

c) Minor Variance D13VAR25.017H – 58 Gamble Street

Location: 58 Gamble Street, Town of Halton Hills (Glen Williams), Regional Municipality of Halton

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

1. To increase the lot coverage from the maximum 350 sq m to permit a lot coverage of 400.4 sq m.

To accommodate a proposed addition to a single detached dwelling.

Owner(s): Muhammad Poonah & Bibi Souraya Ramjane, **Agent:** Matthews Design & Drafting, Doug Matthews / Bethany VanRavens

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 Keith Medenblik, 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: 10 p.m.



MINUTES OF THE ACCESSIBILITY ADVISORY COMMITTEE

Minutes of the Accessibility Advisory Committee meeting held on Wednesday, May 28, 2025 Via Zoom

Members Present: Councillor D. Keene, Chair, L. McKenzie, J. Pearce, W. Farrow-Reed, C. Power, R. Kellas

Regrets: Councillor M. Albano, Chair

Staff Present: D. Locey, Transit Supervisor, C. McLeod, Manager of Culture and Equity, Diversity and Inclusion, R. Kotev, Supervisor of Transportation, J. Ancona, Recreation Supervisor – Community Programs, M. Roj, Traffic Coordinator, R. Brown, Deputy Clerk - Administration

1. CALL TO ORDER

Councillor D. Keene, Chair called the meeting to order at 6:32 p.m.

1.a Introduce New Committee Members - Christopher Power & Robert Kellas

Councillor D. Keene introduced new committee members, C. Power and R. Kellas.

2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST

There were no disclosures of conflict or pecuniary interest.

3. SCHEDULED ITEMS FOR DISCUSSION

3.a Update Taxi Scrip Program (D. Locey)

D. Locey provided the committee with an update on the taxi scrip program and the partnership with the local taxicab companies. The taxi scrip program is an ad hoc program that provides taxi services for seniors, people with disabilities and youth 13-24 years of age at the same cost as the Town's ActiVan Service. The Town enters into agreements with the local taxicab companies to provide this service. The new 5-year

agreement requires the taxicab companies to have Commercial General Liability Insurance, only G'Town Taxi has this insurance so they are the only taxicab company at this time that will be able to sign the agreement and provide this service. EZ taxi is still interested in being part of this program but until they provide the required insurance, they will be ineligible.

D. Locey noted that staff will continue to monitor the situation and explore other means to maintain service levels.

3.b Inclusive Recreation (J. Ancona)

J. Ancona provided the committee with an overview of the supports and resources that the Town of Halton Hills has in place to provide Inclusive Recreation. The Town provides professional instructors, inclusion facilitators and programming. The Town utilizes the intake process to work with families ahead of camps and programs to ensure inclusivity.

3.c Safe and Welcoming Communities Initiative (C. McLeod)

C. McLeod provided the committee with an overview of the Safe and Welcoming Communities Initiative. C. McLeod advised that as part of the initiative the Town of Halton Hills will be doing a survey regarding Town services, as well as focus groups and pop-up booths at the Georgetown and Acton Farmers Market. C. McLeod will let the committee know when the survey is available.

3.d Proposed Raised Crosswalk Design (R. Kotev)

R. Kotev showed the committee the proposed raised crosswalk design based on a raised crosswalk that is in the City of Hamilton. The raised crosswalk is to be used instead of speed humps to slow down neighborhood traffic. The implementation of the raised crosswalks commences mid-June or early July. The first raised crosswalk will be installed on Rexway Drive in front of Harrison Public School. The next two installations are to be located at Centennial Public School and McKenzie Smith Bennett School, Acton. R. Kotev is interested in committee feedback on the first installation to assist with future installations.

3.e Update Accessible Pedestrian Signals (M. Roj)

M. Roj explained that when installing accessible pedestrian signals the Town smooths out gutters and curbs to account for both accessibility and mandatory water channeling. M. Roj showed the committee the latest accessible pedestrian crossings.

4. ITEMS TO BE SCHEDULED FOR NEXT MEETING

NIL

5. ADJOURNMENT

The meeting adjourned at 8:13 p.m.

Halton Hills Public Library Board Meeting

Wednesday, May 28, 2025

Georgetown Branch

7:00 – 9:00 p.m.

Minutes

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

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

1.0 Call to Order

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

2.0 Land Acknowledgement

T. Smith read an Indigenous Land Acknowledgment.

3.0 Approval of Agenda

Moved By: Councillor A. Hilson

Seconded By: T. Smith

THAT the agenda be approved.

CARRIED

4.0 Disclosure of Conflict of Interest

NIL

5.0 Minutes of Previous Library Board and Sub-Committees Meetings

Moved By: B. Cospers

Seconded By: J. Marshall

THAT the following minutes are hereby approved:

5.1 Minutes of the Library Board meeting held on April 23, 2025

5.2 Minutes of the Advocacy Committee meeting held on September 16, 2024

5.3 Minutes of the Advocacy Committee meeting held on April 22, 2025

CARRIED

6.0 Consent Agenda
NIL

7.0 Correspondence
NIL

8.0 Presentation/Delegations
NIL

9.0 Business Arising

9.1 Report No. LBD-2025-022 re: Policy Review: Privacy and Canadian Anti-Spam Legislation – Second Review

- There were no amendments following the first review of the policies.
- The report was approved as presented.

Moved By: Councillor B. Inglis

Seconded By: B. Cospers

THAT Report No. LBD-2025-022 dated May 22, 2025, regarding the Policy Review: Canadian Anti-Spam Legislation and Privacy – Second Review be received;

AND FURTHER THAT the Board approves the elimination of the Canadian Anti-Spam Legislation (CASL) Policy;

AND FURTHER THAT the Board approves the revised Privacy Policy.

CARRIED

9.2 Report No. LBD-2025-023 re: Policy Review: Proctoring – Second Review

- There were no amendments following the first review of the policy.
- The report was approved as presented.

Moved By: T. Smith

Seconded By: E. Daly

THAT Report No. LBD-2025-023 dated May 22, 2025, regarding the Policy Review: Proctoring – Second Review be received;

AND FURTHER THAT the Board approves the revised Proctoring Policy.

CARRIED

9.3 Report No. LBD-2025-024 re: Policy Review: Code of Conduct – Second Review

- Staff incorporated the Board's feedback from the first review of the policy.
- The report was approved as presented.

Moved By: T. Smith
Seconded By: C. da Rocha-Feeley

THAT Report No. LBD-2025-024 dated May 22, 2025, regarding the Policy Review: Code of Conduct – Second Review be received;

AND FURTHER THAT the Board approves the revised Code of Conduct for Library Users Policy.

CARRIED

10.0 Updates – including Sub-committees

10.1 Advocacy Committee

- The Committee met on May 12.
- Preliminary discussions on fundraising initiatives are underway including how to best identify potential community influencers and donors.
- Members are reviewing fundraising resources compiled by staff, with a summary to be presented to the Board.
- The Committee's next meeting is on June 2.

10.2 Friends of the Library

- The Friends met on May 15.
- Pop-up book sales will begin on May 31, coinciding with the Downtown Georgetown Farmer's Market.
- Posters in the Friends kiosks have been updated with details on their initiatives and donation options.
- Their spring newsletter has been distributed to members.
- The Friends' next meeting is September 18.

10.3 Council

Councillor A. Hilson reported that:

- The library's 2024 Annual Report was presented.
- Council addressed concerns regarding the Halton Hills Minor Baseball Association's use of amplified sound at the Georgetown Fairgrounds.
- Council approved a collaboration with the Acton and Georgetown Royal Canadian Legions to install two crosswalks commemorating the 80th anniversary of VE Day.
- Council discussed the upcoming 2026 Budget Process.
- Council approved a Plumbing Permit Fee Grant to support residents impacted by flooding.

Councillor B. Inglis reported that:

- Council approved the development of new residential buildings near Georgetown GO station.
- Heritage property designations are ongoing.
- The Automated Speed Enforcement camera is active in the community.

10.4 Community Connections

- J. Marshall spoke with a Globe Productions member who was excited to learn that the library now offers sewing machines and later visited to explore the equipment.
- J. Marshall shared her positive experience at Storytime at the Gellert Community Centre, noting the children's enthusiasm.
- A. Strachan shared that during a recent pickleball lesson, the organizer mentioned that the library lends portable pickleball nets.
- A. Strachan attended the Biking Lawyer presentation, where the speaker, Dave Shellnutt, praised the beauty of the Halton Hills Public Library and Cultural Centre.

10.5 Professional Associations

C. da Rocha-Feeley reported that:

- She attended an OLS Board Assembly meeting for populations under 2,500, filling in due to a vacancy, and will attend the meeting for populations between 40,000-74,999 on June 5.
- The OLS Virtual Conference for Board members is scheduled for November 20.
- Statistics for the Annual Survey of Public Libraries have been submitted to the Ministry, with results expected in July.
- The OLS Board meeting is scheduled for the second last week of June, where members will review the Board self-evaluation policies and discuss feedback.

Councillor A. Hilson reported that:

- At the recent OLBA meeting, members discussed library board concerns including the potential of libraries as safe consumption sites.

11.0 Financial Report

11.1 Month End Report – April 2025

As of April 2025:

- Total revenues are under budget by approximately 25%.
- Salaries, wages, and benefits are under budget by approximately 5.3%.
- Materials and supplies are ahead of budget by approximately 10%.
- The percentage remaining is 70.4%.

Moved By: Councillor A. Hilson

Seconded By: C. da Rocha-Feeley

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

CARRIED

12.0 New Business

12.1 Report No. LBD-2025-025 re: 2026 Budget Process

- B. King informed the Board of the anticipated timelines and approach for the 2026 Budget Process.
- There will be a Council Workshop on June 23, coinciding with a Town Hall tradeshow. The library will host a similar information session on the Lifecycle of a Library Book: A Closer Look at the Materials Budget for Council and Board members on June 18.

Moved By: Councillor A. Hilson

Seconded By: C. da Rocha-Feeley

THAT Report No. LBD-2025-025 dated May 22, 2025, regarding the 2026 Budget Process be received.

12.2 Report No. LBD-2025-026 re: Chief Librarian & CEO Report – May 2025

- Programming and events are planned throughout June to commemorate Seniors' Month, National Indigenous History Month, and Pride Month.
- Three students will join the Community Engagement team for the summer, with two funded by the Canada Summer Jobs Grant and one through a co-op placement.
- The Acton Branch was featured in the filming of the CBC TV show *Still Standing* on May 20, highlighting the Acton community.
- HHPL hosted the Regional Battle of the Books. George Kennedy Public School won first place in the junior division and Halton Hills Christian School won second place in the senior division.
- HHPL won second place in the TD Summer Reading Club Awards for its 2024 children's programming. The recognition comes with a \$4,000 award. The announcement will be made publicly as part of the Atlantic Provinces Library Association (APLA) Conference in June.

Moved By: E. Daly

Seconded By: J. Marshall

THAT Report No: LBD-2025-026 dated May 22, 2025, regarding the Chief Librarian & CEO's Report – May 2025 be received.

CARRIED

12.3 Report No. LBD-2025-016 re: Friends of the Library 2024 Annual Report

- The Friends of the Library provided their year-end financials, along with the Chair's Message.
- The report was received as presented.
- The Board expressed its appreciation for the Friends' ongoing support of the library; L. Teggart will convey this message.

Moved By: Councillor B. Inglis

Seconded By: B. Cospier

THAT Report No. LBD-2025-016 dated May 22, 2025, regarding the Friends of the Library 2024 Annual Report be received.

CARRIED

12.4 Report No. LBD-2025-027 re: Policy Review: Diversity and Inclusion – First Review

- The policy is being renamed Equity, Diversity, and Inclusion.
- Revisions have been made to improve clarity and reflect current practice.
- Recommendations from the Ontario Library Service have been incorporated.
- The Town’s Manager of Culture and Equity, Diversity and Inclusion is currently reviewing the policy.

Moved By: T. Smith

Seconded By: B. Cospers

THAT Report No. LBD-2025-027 dated May 22, 2025, regarding the Policy Review: Diversity and Inclusion 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

12.5 Report No. LBD-2025-028 re: Policy Review: Community Displays – First Review

- The policy has been updated to clarify eligibility and content requirements and revised to improve clarity and reflect current practice.

Moved By: J. Marshall

Seconded By: E. Daly

THAT Report No. LBD-2025-028 dated May 22, 2025, regarding the Policy Review: Community Displays – 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

12.6 Report No. LBD-2025-029 re: Policy Review: Photography and Video – First Review

- The policy has been expanded and renamed to Photography and Filming to include all forms of media.
- Revisions reflect current practices, including the addition of various types of commercial and non-commercial photography and filming.
- The following Board feedback will be incorporated into the second review:
 - Clarify the definition of HHPL.

- A statement was added to the general guidelines to emphasize that individuals may not film or photograph others for personal use in the library without their consent.
- Discussed the possibility of charging a fee for photography or filming as a future revenue source if demand warranted it.

Moved By: Councillor A. Hilson

Seconded By: T. Smith

THAT Report No. LBD-2025-029 dated May 22, 2025, regarding the Policy Review: Photography and Video – 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

12.7 Board Self-Evaluation Committee

- A Working Group, consisting of C. da Rocha-Feeley, B. Cosper, T. Smith, and L. Teggart, has been formed to develop a draft Board Self-Evaluation Policy for review and approval by November 2025.

13.0 Health and Safety Report

NIL

14.0 Next Meeting

June 25, 2025

7:00 p.m.

Georgetown Branch, Boardroom

15.0 Adjournment

Moved By: Councillor A. Hilson

Seconded By: C. da Rocha-Feeley

THAT the meeting be adjourned.

CARRIED

The meeting adjourned at 8:25 p.m.

Signed: _____

Alice Strachan, Chair
Halton Hills Public Library Board

Signed: _____

Beverley King, Chief Librarian & CEO
Halton Hills Public Library

APPROVED: June 25, 2025

DATED: June 25, 2025

July 8, 2025

Town of Caledon
6311 Old Church Rd
Caledon ON
L7J 1J6

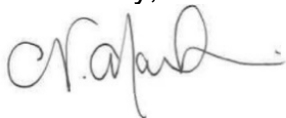
Sent by email to: Chief of Staff, Catherine Monast,
catherine.monast@caledon.ca

Re: Motion regarding illegal land use

At its regular meeting of Council held on June 18, 2025, the Township of Amaranth Council wished to send a letter of support to The Town of Caledon on the motion regarding illegal land use that was sent to Premier Ford on June 4, 2025.

Please do not hesitate to contact the office if you require any further information on this matter.

Yours truly,

A handwritten signature in black ink, appearing to read 'N. Martin', with a stylized flourish at the end.

Nicole Martin, Dipl. M.A.
CAO/Clerk



Annette Groves
Mayor

Her Worship, Mayor Annette Groves
Office of the Mayor
6311 Old Church Road
Caledon, ON L7C 1J6

June 4, 2025

The Honourable Doug Ford,
Premier of Ontario
Premier's Office, Room 281
Main Legislative Building, Queen's Park
Toronto, ON M7A 1A5
Premier@ontario.ca

Dear Premier Ford,

Illegal land use, including unauthorized development, unapproved land alterations, and other non-compliant activities, poses significant threats to the Town's agricultural viability, water quality, and ecosystem health, in addition to decreasing adjacent land values and undermining public trust in land-use governance enforcement.

There have been approximately 1,300 properties investigated in Caledon for illegal land use since 2015, with the majority of instances being for the operation of illegal transportation depots.

Illegal transportation depots and parking lots undermine the success of Caledon's largest industry and employment sector. The prevalence of illegal transportation depots and parking lots, and their disregard for architectural and landscape standards, reduce the appeal for investment in prestige employment lands.

Penalties prescribed by the Planning Act are insufficient to deter violations, as they do not adequately reflect the economic gains derived from illegal land use activities and even maximum fines are difficult to obtain. The existing provisions in the Municipal Act specifically disallow municipalities from licensing transportation depots and truck parking.

In June 2023, the Town of Caledon wrote to your office requesting increased authority for municipalities to manage illegal land use including the ability to physically bar entry to properties and increase maximum penalty amounts for individuals and corporations. The Town has also made similar requests to the Honourable Deputy Premier Sylvia Jones, the Ministry of the

Attorney General, the Ministry of Transportation and the Ministry of Municipal Affairs and Housing.

At the June 3, 2025 General Committee Meeting, Council expressed support for a motion to strengthen municipal authority to effectively manage illegal land use by:

1. Amending the Planning Act to allow for a municipality to:

- a. require a person to pay an administrative penalty if the municipality is satisfied that the person has contravened section 41, section 46, subsection 49 (4) or section 52 or who contravenes a by-law passed under section 34 or 38 or an order made under section 47; whereas municipalities cannot currently administer administrative penalty systems under the Act, unlike the Municipal Act and Building Code Act,
- b. issue orders to discontinue a contravening activity or perform work to correct a contravention under a by-law passed under section 34 of the Act, whereas the Act does not currently allow it.
- c. enable a matter or thing to be done at a person's expense in default of it being done in accordance with an order made under a by-law passed under section 34 of the Act; further, that the costs of such action taken by a municipality may be recovered by adding the costs to the tax roll and collecting them in the same manner as property taxes, whereas municipalities cannot currently perform remedial work under the Act, unlike the Municipal Act,
- d. register charges, fines, orders, notices, prohibitions, injunctions and court imposed fines in the proper land registry office, so any person acquiring any interest in the land subsequent to the registration of the order is deemed to have been served with the same order; whereas the Act does not currently allow it,
- e. increase the maximum penalty amounts to \$50,000 for an individual and \$100,000 for a corporation on a first conviction and \$25,000 for each day the contravention continues after a conviction for an individual and \$50,000 for a corporation, additionally, amending the Act to allow municipalities to establish minimum fines under Zoning and Site Plan Control by-laws and continuing offence penalties on a first conviction.

2. Amending the Municipal Act to allow for a municipality to:

- a. provide a system of licenses under a business licensing by-law for the local parking and storage operations of transportation businesses, including transportation depots and parking lots, whereas municipalities cannot currently regulate the minimum standards appropriate for the community through Ontario Regulation 583/06 (Licensing Powers),
- b. close a business operating without a license or engaged in egregious illegal land uses that significantly harm nearby residents, the environment, and public safety; whereas municipalities cannot currently close or prevent illegal land use or operations from continuing,
- c. physically bar entry to properties where illegal land uses that have significant detrimental impacts on adjacent residential properties, the environment or create unsafe situations,

d. register charges, fines, orders, notices, prohibitions, injunctions and court imposed fines in the proper land registry office, so any person acquiring any interest in the land subsequent to the registration of the order is deemed to have been served with the same order; whereas the Act does not currently allow it

A copy of the notice of motion has been enclosed for your reference. For more information regarding this matter, please contact my Chief of Staff, Catherine Monast, directly by email at catherine.monast@caledon.ca or by phone at 905.584.2272 ext. 4539. Thank you for your attention to this matter.

Sincerely,



Mayor Annette Groves

Town of Caledon

The Honourable Ruby Sahota, Minister of Democratic Institutions and MP for Brampton North-Caledon, ruby.sahota@parl.gc.ca

Kyle Seeback, MP for Dufferin—Caledon, Kyle.Seeback@parl.gc.ca

The Honourable Chrystia Freeland, Minister of Transport and Internal Trade
chrystia.freeland@parl.gc.ca

The Honourable Sylvia Jones, Deputy Premier, Minister of Health and MPP Dufferin-Caledon,
sylvia.jones@pc.ola.org

The Honourable Rob Flack, Minister of Municipal Affairs and Housing, minister.mah@ontario.ca

The Honourable Prabmeet Singh Sarkaria, Minister of Transportation minister.mto@ontario.ca

The Honourable Todd McCarthy, Minister of Environment, Conservation and Parks
minister.mecp@ontario.ca

The Honourable Doug Downey, Attorney General of Ontario, doug.downey@pc.ola.org

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City of Mississauga, city.clerk@mississauga.ca
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Township of East Garafraxa, clerks@eastgarafraxa.ca
Town of Grand Valley, mail@townofgrandvalley.ca
Township of Melancthon, info@melancthontownship.ca
Town of Mono, ClerksOffice@townofmono.com
Township of Mulmur, info@mulmur.ca
Town of Orangeville, clerksdept@orangeville.ca
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Haldimand County, info@haldimandcounty.on.ca
Halton Region, accesshalton@halton.ca
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City of Hamilton, clerk@hamilton.ca
Town of Halton Hills, clerks@haltonhills.ca
Town of Milton, townclerk@milton.ca
Northumberland County, matherm@northumberland.ca
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Town of Cobourg, clerk@cobourg.ca
Township of Cramahe, clerk@cramahe.ca
Township of Hamilton, clerks@hamiltontownship.ca
Municipality of Port Hope, admin@porthope.ca
Municipality of Trent Hills, info@trenthills.ca
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Township of Cavan Monaghan, services@cavanmonaghan.net
Township of Douro-Dummer, info@dourodummer.on.ca
Township of Havelock-Belmont-Methuen, havbelmet@hbmtp.ca
Township of North Kawartha, reception@northkawartha.on.ca
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Township of Selwyn, clerkadmin@stjosephstownship.com
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Town of Erin, clerks@erin.ca
Town of Minto, info@town.minto.on.ca
Township of Centre Wellington, clerks@centrewellington.ca
City of Guelph, clerks@guelph.ca
Township of Mapleton, clerk@mapleton.ca
Township of Puslinch, admin@puslinch.ca

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City of Orillia, clerks@orillia.ca
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Township of Oro-Medonte, info@oro-medonte.ca
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City of Welland, clerk@welland.ca
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Township of North Dumfries, mail@northdumfries.ca



August 07, 2025

In This Issue:

- Get access to MIDAS!
- Provincial consultations on electricity transmission planning.
- Rural Ontario Development Program opens for applications.
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- Registration for AMO's Second Annual Healthy Democracy Forum is open.
- AMO fall education workshops.
- Municipal website usability checklist.
- Ontario Professional Planners Institute Launches Free Workshop Series.
- Limited time Offer: Free RETScreen® Expert Trial and Support.
- New guidance for Battery Energy Storage System (BESS) safety.
- Careers.

AMO Matters

MIDAS - the [Municipal Information & Data Analysis System](#) - provides access to the Financial Information Returns (FIRs) data to all Ontario municipalities. MIDAS converts FIR data into meaningful reports and identifies multiple year trends. For access, municipal elected officials and municipal staff can email MIDASAdmin@amo.on.ca.

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LAS

Want to [make your website easier to use](#)? Our Barrier-free Website Builder partner is offering a valuable Usability Checklist. It offers a range of opportunities, specifically for municipal staff, covering everything from quick wins to larger tasks that can completely transform residents' and staff website experience.

Municipal Wire*

AMO is pleased to support OPPI in developing a [series of free workshops](#), offered both in person and virtually, to address the shortage of planners in Ontario. Registration will open late August, so stay tuned.

NRCan's RETScreen Division is offering a [free one-year trial licence](#) to new users who would like to download &/or link to EnergyStar Portfolio Manager (ESPM) data. Email retscreen@nrcan-rncan.gc.ca to subscribe. PLUS, for a limited time, free technical support for connecting RETScreen to ESPM is available by emailing Stephen Dixon at sdixon@knowenergy.com.

Energy Storage Canada and the Energy Safety Response Group have [published new guidance](#) answering common questions and myths about BESS systems. This resource can help municipalities considering hosting projects under the LT2 energy procurement.

Careers

[Planning/Zoning Coordinator and Assistant Secretary Treasurer](#) - King Township. Closing Date: August 18, 2025.

[Asset Management Specialist](#) - Township of St. Clair. Closing Date: August 13, 2025.

[Advisor Strategic Support & Issues Management](#) - City of Toronto. Closing Date: August 22, 2025.

About AMO

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[AMO Watchfile](#) Tel: 416.971.9856

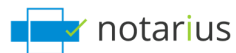
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July 31, 2025

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- Registration for AMO's Second Annual Healthy Democracy Forum is open.
- AMO fall education workshops.
- Training - Foundations for a Municipal Investment Strategy.
- Help to protect your residents.
- All Risk Municipal Grant announcement.
- Municipal website usability checklist.
- Blog: What are Group Benefits – really?
- New guidance for Battery Energy Storage System (BESS) safety.
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Education Opportunities

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LAS

Now's the 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.

Most residential property owners don't know they are responsible for the maintenance of the buried water and sewer lines that run from the municipal connection to the exterior of their home. You can help them save money and time. [Visit our program partner SLWC](#) at the AMO Conference, booth #205 to learn how.

Our three All Risk Municipal Grant winners will be announced on August 18 at the AMO Conference. Each will receive \$10,000 to support their innovative risk management solution. [Stay tuned for more details](#).

What does a usable website look like? Our Barrier-free Website Builder partner is offering a valuable [Usability Checklist](#). It has a tiered level of opportunities for municipal staff – from making quick wins to completing larger tasks that can completely transform residents' and staff website experience.

If a municipality were shopping for a new group benefits insurance company or wanted to compare rates, the process isn't a simple 24-hour turnaround. [Read our blog](#) to learn more, and if you have any questions, you could also visit our program partner at the AMO Conference, booth #201.

Municipal Wire*

Energy Storage Canada and the Energy Safety Response Group have [published new guidance](#) answering common questions and myths about BESS systems. This resource can help municipalities considering hosting projects under the LT2 energy procurement.

Careers

[Director of Community Development](#) - City of Temiskaming Shores. Closing Date: August 18th, 2025.

[Economic Development Officer](#) - County of Simcoe. Closing Date: August 8, 2025.

[Planning Program Supervisor, Growth Policy & Analysis](#) - County of Simcoe. Closing Date: August 8, 2025.

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July 24, 2025

In This Issue:

- Next week: Webinar on Navigating Economic Headwinds.
- Applications now open for \$2.2 million in community accessibility grants.
- Provincial Consultations on Electricity Transmission Planning.
- Rural Ontario Development Program opens for applications.
- Understanding Ontario's Excess Soil Regulation.
- Nominations for 2025 Excellence in Agriculture Award.
- AMO 2025 August 16 Preconference Workshops.
- AMO Guide to Delegation Meetings 2025: Be prepared for your ministerial delegations.
- Building Ontario's Economic Resilience - AMO Trade and Tariff Forum.
- AMO's Second Annual Healthy Democracy Forum: Registration open.
- AMO fall education workshops.
- Blog: What are Group Benefits – really?
- ONE Investment's Annual Report – Building a Brighter Tomorrow.
- Careers.

AMO Matters

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

Provincial Matters

The [Enhancing Access to Spaces for Everyone \(EASE\) Grant](#) awards up to \$60,000 for projects that improve accessibility for people with disabilities and older adults. EASE Grants will provide municipalities, non-profit organizations and Indigenous governing bodies funding for capital projects and retrofits that help older adults and people with disabilities participate in community life. Application closing date: August 14, 2025.

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

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

Learn at this July 24 webinar - Understanding Ontario's Excess Soil Regulation - developed for municipalities, co-hosted by the Resource Productivity and Recovery Authority and the Ministry of the Environment, Conservation and Parks. [Register here](#).

The Ministry of Agriculture, Food and Agribusiness is [accepting nominations](#) for the 2025 Excellence in Agriculture Award recognizing individuals, businesses and organizations driving excellence in Ontario's agri-food sector.

Education Opportunities

Registration for Who's Safe: Understanding Responsibility and Liability for Health and Safety on

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required. We want to know if there is interest in participating in these important conversations. [Register today if so!](#)

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

Subject matter experts will guide you through risks, opportunities and your responsibilities in a number of fall education workshops - planning matters, indigenous community competency, managing communications in crisis and planning for cybersecurity - elected municipal officials are answerable to. [Check out the line up](#) and register today.

LAS

If a municipality were shopping for a new group benefits provider or wanted to compare rates, the process isn't a simple 24-hour turnaround. [Read more to understand the process and the value.](#)

2024 was a strong year for ONE Investment, with over \$4.3 billion in assets managed for ~190 municipalities and local boards. Learn more about what we offer in our [2024 annual report](#).

Careers

[Director of Financial Services/City Treasurer](#) - City of St. Thomas. Closing Date: August 6, 2025.

About AMO

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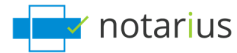
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July 17, 2025

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- Provincial consultations on Electricity Transmission Planning.
- Rural Ontario Development Program opens for applications.
- Nominations for 2025 Excellence in Agriculture Award.
- New EASE grant: Apply by August 14!
- Understanding Ontario's Excess Soil Regulation.
- AMO pre-conference workshop: AMO's Civility and Anti-Harassment Strategy.
- AMO pre-conference workshop: Responsibility and Liability for Health & Safety on Construction Projects.
- AMO fall education workshops.
- AMO Guide to Delegation Meetings 2025: Be prepared for your ministerial delegations.
- AMO Trade and Tariff Forum - October 24: Building Ontario's Economic Resilience.
- AMO's Second Annual Healthy Democracy Forum: Registration open.
- Blog: Developing a Successful Bill 194 Compliance Business Case.
- The LAS 2024 Annual Report has been published.
- Identify energy savings in your facilities.
- Upgrades needed: Keeping Your Lighting Compliant.
- Climate Ready Infrastructure Service call for projects.
- Circular Economy Month is coming!
- Careers.

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Education Opportunities

[Subscribe](#) to our email list.

Help inform AMO's strategy to combat the incivility and harassment experienced by elected officials and municipal staff in Ontario. Join us for a solutions workshop concerning the mistreatment of elected officials and municipal staff. [Register for AMO 2025 today](#). Check out the [conference program](#).

The Who's Safe: Understanding Responsibility and Liability for Health and Safety on Construction Projects workshop will review recent health and safety legal developments when and how owners can be liable for health and safety, breaches of responsibility and so much more. [Register for AMO 2025 today](#). Check out the [conference program](#).

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LAS

Ontario's Bill 194 mandates public sector compliance in privacy, cybersecurity, and AI. Municipalities must build funding cases to meet new requirements. [Read more in our latest blog](#) written by our CIMOM program partner.

LAS continues to provide programs and services, with 90% of Ontario's 444 municipalities leveraging one or more LAS offering in 2024! For more information, please [read our 2024 Annual Report](#).

Proper training is essential to identify energy savings opportunities and reduce cost in your municipal facilities. Take advantage of [LAS's Energy Workshops & Treasure Hunt](#) to build your team and meet your energy conservation goals. [Contact Christian Tham](#) for a free proposal.

Regulations around PCB-containing lighting ballasts come into effect December 31, 2025. The [LAS Facility Lighting Service](#) will help your municipality stay in compliance with this new mandate. Contact [Christian Tham](#) for more information.

Municipal Wire*

The [Climate Ready Infrastructure Service \(CRIS\)](#) is launching a specialized call for projects to support wildfire resilient public buildings across Canada. Local governments and First Nations with populations under or around 30,000 people are [invited to submit public buildings design or retrofit projects](#) to receive up to \$20,000 of free expert consulting service through the CRIS, funded by the Government of Canada. Deadline: August 31, 2025.

Prepare for Circular Economy Month 2025! Join your peers across Canada in Circular Innovation Council's municipalities-only meeting. [Register](#) to get inspired, share ideas, and network at the July 23 webinar.

Careers

Don't miss out on the latest news, events, and opportunities. Sign up for our newsletter today.

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[Superintendent Systems Programming \(Systems Integration\)](#) - City of Toronto. Closing date: August 01, 2025.

[General Manager of Community Services](#) - City of Greater Sudbury. Closing date: August 6, 2025.

[Project Manager, Policy Planning](#) - Township of King. Closing Date: July 30, 2025.

[Manager, Homelessness Services](#) - City of Kingston. Closing Date: August 4, 2025.

[Deputy Chief Administrative Officer](#) - City of Guelph. Closing Date: August 5, 2025.

[Chief Administrative Officer](#) - Township of South Stormont. Closing Date: August 25, 2025.

[Finance Coordinator](#) - City of Kawartha Lakes. Closing Date: August 6, 2025.

[Finance Clerk, Tax/Water](#) - King Township. Closing Date: July 31, 2025.

[Strategic Policy Coordinator](#) - King Township. Closing Date: August 6, 2025.

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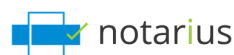
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July 10, 2025

In This Issue:

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

AMO Matters

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

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

Provincial Matters

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

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

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

Education Opportunities

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

AMO strives to provide a full spectrum of learning and engagement at our annual event. The [pre-conference sessions](#) include discussion and insights on infrastructure planning, understanding the threat landscape to municipal leaders and the importance of collaboration across orders of government, emergency preparedness, and municipal revenue generation through sponsorship programs.

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[Subscribe](#) to our email list.

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

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LAS

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Municipal Wire*

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

Careers

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

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

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

[Administrator, Government Relations and Advisor](#) - Town of Aurora. Closing Date: July 21, 2025.

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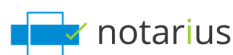
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July 03, 2025

In This Issue:

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

Provincial Matters

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

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Municipal Wire*

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[please register online.](#)

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

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

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

Careers

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

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

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

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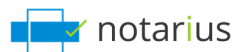
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VIA EMAIL

Monday, July 14, 2025

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

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

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

RESOLUTION: CA-11-25 – Service Delivery Updates

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

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

Sincerely,



Graham Milne
Regional Clerk
Graham.Milne@halton.ca

VIA EMAIL

Monday, July 14, 2025

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

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

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

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

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. Milne', is positioned above the typed name.

Graham Milne
Regional Clerk
Graham.Milne@halton.ca

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

Recommendation

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

Report

Executive Summary

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

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

Background

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

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

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

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

A. Emergency Response and Recovery After Action Review and

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

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

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

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

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

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

Discussion

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

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

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

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

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

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

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

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

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

B. In-Depth Wastewater System Review and Key Findings

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

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

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

GEI’s mandate was the following:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. Basement Flooding Mitigation Program Review and Recommendations

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

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

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

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

Progressive Storm Drain Disconnection Approach

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

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

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

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

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

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

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

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

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

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

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

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

Basement Flooding Prevention Subsidy Program Review Findings

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

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

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

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

- **Expand Subsidy Program Eligibility**

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

- **Increase Subsidy Program Amounts**

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

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

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

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

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

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

Table 1: Recommended Subsidy Increases

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

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

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

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

- **Expand Targeted Public Education and Outreach**

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

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

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

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

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

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

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

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

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

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

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

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

Wastewater System Remediation to Reduce Inflow and Infiltration

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

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

Strengthening Inter-Jurisdictional Partnerships

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

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

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

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

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

Dedicated Staff Resources

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

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

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

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

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

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

Summary and Next Steps

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

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

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

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

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

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

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

Financial/Program Implications

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

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

Respectfully submitted by,

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

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

Approved by,

Andrew Farr
Chief Administrative Officer

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

Attachments:

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

Attachment #2 – Map of Priority Areas

Attachment #3 – System Performance and Flood Risk

Attachment #4 – Wastewater System Response to Storm

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

Additional Information:

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

None.

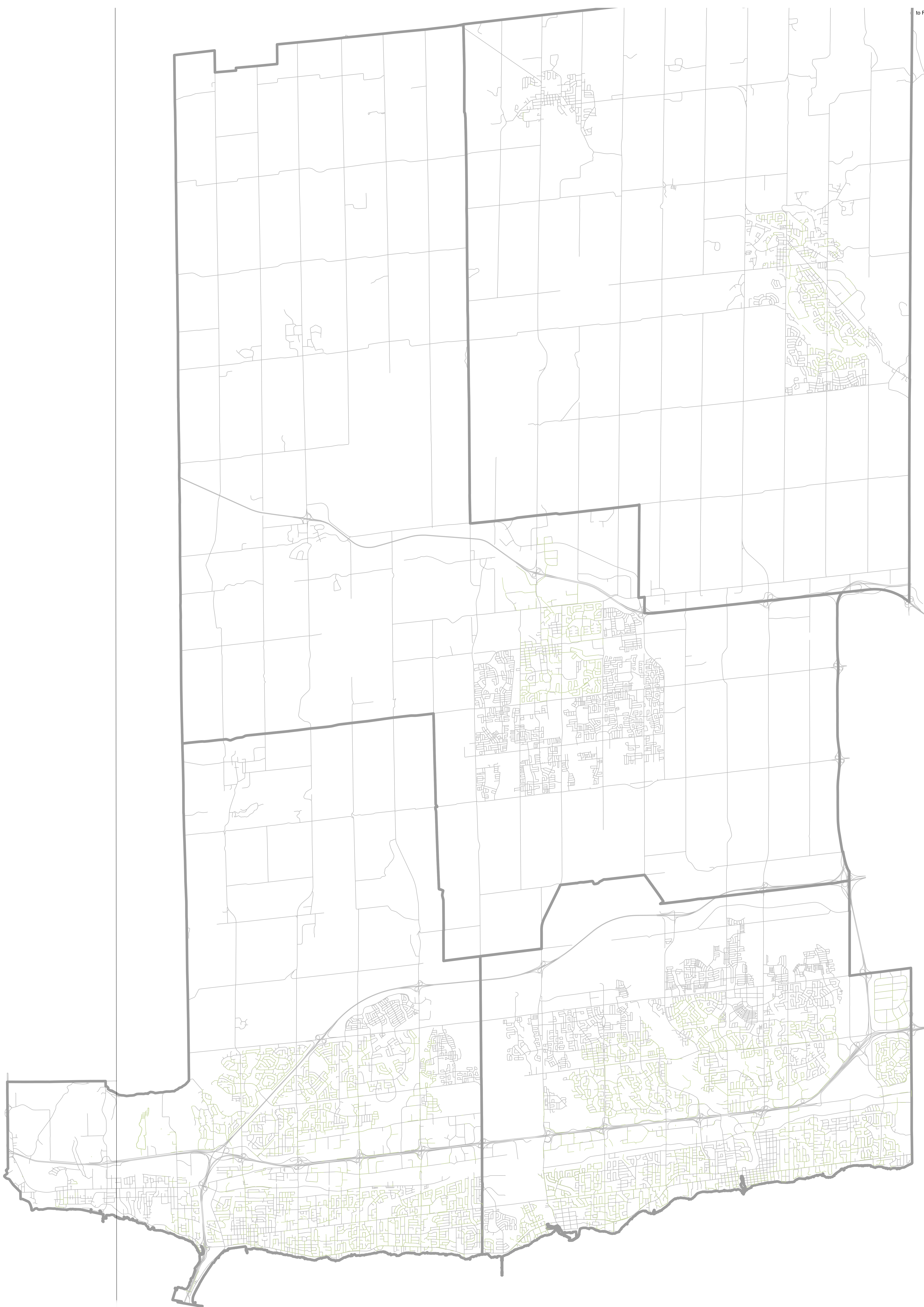
Emergency Response and Recovery – After-Action Review

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

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

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

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



System Performance and Flood Risk

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

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

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

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

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

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

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

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

Flood Risk Assessment

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

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

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

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

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

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

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

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

Wastewater System Response to July Storms

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

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

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

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

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

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

Table 1: 2024 Flood Basement Flooding Type

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

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

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

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

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

Table 2: Instantaneous Peaking Factor by Municipality and Area

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Basement Flooding Subsidy Jurisdictional Scan and Recommended Subsidy Increases

Jurisdictional Scan Review

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

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

Rationale for Recommended Subsidy Program Expansion and Increases

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

Table-2: Recommended Subsidy Increases

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

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

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

Attachment 5 Table-1: Sample of Municipal Subsidy Programs

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

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

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

VIA EMAIL

Monday, July 14, 2025

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

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

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

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

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. Milne', is positioned above the typed name.

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:	July 9, 2025
Report No.:	FN-19-25
Re:	Adoption of a New Optional Subclass for Affordable Rental Housing

Recommendation

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

Report

Executive Summary

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

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

Background

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

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

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

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

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

Discussion

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

Eligibility Criteria under Ontario Regulation 73/25

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

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

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

Affordable Residential Unit Criteria under the DCA

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

Exemption for Affordable residential unit, rented

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

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

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

Existing Multi-Residential Properties in Halton Region

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

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

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

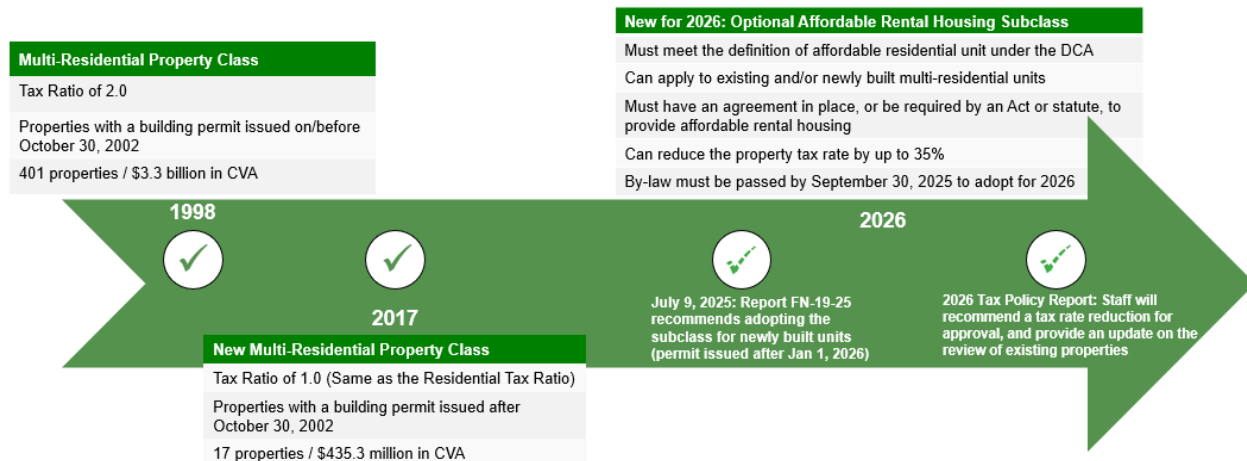
Optional Subclass and Tax Rate Reduction on newly built Multi-Residential Units

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

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

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

Multi-Residential Property Taxation in Halton Region



Next Steps

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

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

Financial/Program Implications

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

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

Respectfully submitted by,

Debbie Symons
Director, Budgets and Tax Policy

Cyndy Winslow
Commissioner, Finance and
Regional Treasurer

Approved by,

Andrew Farr
Chief Administrative Officer

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

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

Additional Information:

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

None

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

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

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

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

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

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

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

THE REGIONAL MUNICIPALITY OF HALTON

BY-LAW NO. 24-25

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

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

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

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

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

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


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


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

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

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

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

A/ 
REGIONAL CHAIR


REGIONAL CLERK

Report No. FN-19-25

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

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

Delivered via email

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

July 4, 2025

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

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

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

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

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

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

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kristina Lepik". The signature is written in a cursive, flowing style.

Kristina Lepik
Deputy Clerk/Manager, Legislative Services

cc. All Ontario Municipalities

Sent by Email

June 30, 2025

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park Room 281
Toronto, ON M7A 1A1
premier@ontario.ca

Subject: Opposition to Bill 5 and Request to Repeal

The Council of The Corporation of the City of Pickering considered the above matter at a Meeting held on June 23, 2025 and adopted the following resolution:

WHEREAS, on April 17, 2025, the Government of Ontario brought forth Bill 5: *Protect Ontario by Unleashing Our Economy Act, 2025*, a broad omnibus legislation that proposes to make various changes to existing planning, consultation, approval, authority, and protection frameworks found in Provincial statutes in relation to major infrastructure, mining and resource development projects;

And Whereas, on June 4, 2025, Bill 5 passed its third and final reading in the Ontario legislature, but has not yet come into force;

And Whereas, Bill 5 granted broad powers by creating provincial “authority to designate special economic zones”, which allows for the suspension of constitutionally protected rights of Indigenous peoples and the suspension of powers of municipal governments and environmental authorities;

And Whereas, Bill 5 provides powers for the Province that First Nations governments in Ontario have stated would be contrary to Treaty agreements with the Crown;

And Whereas, amendments to the Ontario Heritage Act, 1990, fail to address systemic issues in archaeological resource management, such as delayed consultation with Indigenous communities and unilateral provincial control over Indigenous artifacts and cultural heritage. Additionally, the amendments exacerbate already weakened heritage protections brought in Report #2025-CG-7 Page 2 of 10 through Bill 23. Any exemptions under the Ontario Heritage Act could result in negative impacts, including the destruction of Indigenous artifacts and burial sites;

And Whereas, Bill 5 repeals the Endangered Species Act (ESA) and degrades protections for the environment and circumvents policies that have kept Ontarians safe

and healthy for decades, including regulations that prevent the contamination of Ontario's water and the means by which water contamination is identified;

And Whereas, the new regime for endangered species and at-risk species is designed for more flexible permitting and registry-based approvals, rather than automatic prohibitions on activities that harm listed species or their habitats. Additionally, narrowing the definition of habitat in the ESA to just the immediate area surrounding dwelling sites excludes protection of broader ecosystems that endangered and at-risk species rely on for survival. There are more than 230 species at risk in Ontario, many of which are in Durham, including numerous birds, fish, insects, reptiles and plant species. These species have experienced population declines over the past several decades and are at risk of being lost completely. While these changes could expedite development approvals, they may also reduce environmental oversight resulting in devastation to populations of endangered species;

And Whereas, the 'trusted proponent' model under the Special Economic Zones Act, 2025, may create a two-tier development system, favouring select private businesses with fewer regulations, thereby undermining labour standards and enabling potentially exploitative and unsafe working conditions;

And Whereas, Bill 5 enables the Province to override municipal authorities and planning activities without consultation or warning, including the ability to upend planning processes already long underway and future planning processes being considered or yet to be contemplated;

And Whereas, Bill 5 undermines the practice and spirit of democracy and a rights- based system in the Province of Ontario, and to date has garnered the public opposition of the Chiefs of Ontario, Nishnawbe Aski Nation, Anishinabek Nation, Association of Iroquois and Allied Indians, Sandy Lake First Nation, Neskantaga First Nation, Grassy Narrows First Nation, the Canadian Civil Liberties Association, Amnesty International Canada, the Canadian Environmental Law Association, World Wildlife Fund – Canada, David Suzuki Foundation, The Canadian Parks and Wilderness Society, Ontario Biodiversity Council, Ontario Nature, Legal Advocates for Nature's Defence, Environmental Defense, Wildlands League, Wildlife Preservation Canada, Ecojustice, the Toronto Zoo, Mining Watch Canada, Democracy Watch, municipalities in Ontario, and numerous other pan-regional and local organizations across Ontario;

Now therefore be it resolved that the Council of The Corporation for the City of Pickering:

1. Opposes the Government of Ontario's Bill 5 due to its infringement on Indigenous rights, assignment of powers to arbitrarily override and ignore long-established areas of municipal government authorities, risks to the long- term health of important ecosystems and the environment generally,

and circumvention of numerous democratic rights and oversight responsibilities;

2. Calls upon the Government of Ontario to immediately repeal Bill 5;
3. Urges the Government of Ontario, in accordance with the recommendation of Grand Chief Joel Abram of the Association of Iroquois and Allied Indians, to “engage in a comprehensive redrafting process with full First Nations participation” and to likewise engage with municipalities and other affected stakeholders in the same comprehensive redrafting process, maintaining a rights-based foundation, inclusive of an evidence-based approach to environmental protections;
4. Supports efforts to streamline the approvals process for mining projects in Ontario when it does not come at the expense of safeguarding against environmental and community impacts, nor negate or remove the duty to consult with our Indigenous stakeholders such as the Mississauga’s of Scugog Island First nation (MSIFN), and those Indigenous Nations adjacent to the designated “Ring of Fire” mining zone;
5. Is supportive of mechanisms that would result in increased local procurement in the electricity sector; however, we wish it to be noted that limiting competition could increase costs if local or preferred suppliers are more expensive than international alternatives, which may result in increased electricity prices for ratepayers; and,
6. Directs that a copy of this resolution be sent to the Honourable Doug Ford, Premier of Ontario; the Honourable Stephen Lecce, Minister of Energy and Mines; the Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks; the Honourable Vic Fedeli, Minister of Economic Development, Job Creation and Trade; the Honourable Rob Flack, Minister of Municipal Affairs and Housing; the Honourable George Pirie, Minister of Northern Economic Development and Growth; the Honourable Greg Rickford, Minister of Indigenous Affairs and First Nations Economic Reconciliation and Minister Responsible for Ring of Fire Economic and Community Partnerships; Chief Kelly LaRocca of the Mississauga’s of Scugog Island First Nations; all treaty members of the William Treaties signatories; the Association of Municipalities of Ontario; the Region of

Durham; and all municipalities in Ontario.

Should you require further information, please do not hesitate to contact the undersigned at 905.420.4660, extension 2019.

Yours truly



Susan Cassel
City Clerk

SC:am

Copy: The Hon. Stephen Lecce, Minister of Energy and Mines
The Hon. Todd McCarthy, Minister of Environment, Conservation, and Parks
The Hon. Vic Fedeli, Minister of Economic Development, Job Creation and Trade
The Hon. Rob Flack, Minister of Municipal Affairs and Housing
The Hon. George Pirie, Minister of Northern Economic Development and Growth
The Hon. Greg Rickford, Minister of Indigenous Affairs and First Nations Economic Reconciliation and Minister Responsible for Ring of Fire economic and Community Partnerships
Chief Kelly LaRocca, Mississauga's of Scugog Island First Nations
Chief Joanne P. Sandy, Beausoleil First Nation
Chief Ted Williams, Rama First Nation
Chief Donna Big Canoe, Chippewas of Georgina Island First Nation
Chief Keith Knott, Curve Lake First Nation
Chief Laurie Carr, Hiawatha First Nation
Chief Taynar Simpson, Alderville First Nation
Alexander Harras, Director of Legislative Services and Regional Clerk
The Regional Municipality of Durham
Association of Municipalities of Ontario (AMO)
All Ontario Municipalities

Chief Administrative Officer

**Township of Southgate
Administration Office**

185667 Grey County Road 9, RR 1
Dundalk, ON N0C 1B0



Phone: 519-923-2110
Toll Free: 1-888-560-6607
Fax: 519-923-9262
Web: www.southgate.ca

June 23, 2025

Re: Bill 5 – Protecting Ontario by Unleashing Our Economy Act

At their regular Council meeting held on June 18, 2025, the Council of the Corporation of the Township of Southgate adopted the following:

No. 2025-343

Moved By Deputy Mayor Dobreen

Seconded By Councillor John

Be it resolved that the Township of Southgate receives and supports the correspondence from the City of Woodstock - Bill 5, Protect Ontario by Unleashing our Economy Act, 2025, and by virtue of that the correspondence, supports the resolution from City of Kingston; and

Whereas the Township of Southgate supports increasing housing supply and economic growth, but believes this must be done in a way that upholds environmental responsibility and maintains the integrity of local planning processes; and

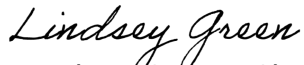
Therefore, be it resolved that the Township of Southgate oppose all provisions in Bill 5 that reduce environmental protections and Ontario's proud legacy of protections of Endangered Species, that override the rule of law and that nullify municipal planning authority; and

That the Council of the Township of Southgate urge the Province of Ontario to rescind Bill 5 and instead support housing and infrastructure development in ways that aligns with sound environmental planning and wildlife protection, respects the sovereignty and stewardship of Indigenous peoples, and empowers municipalities with appropriate planning tools; and

That this resolution be sent to The Honourable Doug Ford, Premier of Ontario; The Honourable Sylvia Jones, Deputy Premier; The Honourable Rob Flack, Minister of Municipal Affairs and Housing; The Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks; The Honourable Prabmeet Singh Sarkaria, Minister of Transportation; The Honourable Stephen Lecce, Minister of Energy and Mines; The Honourable Graydon Smith, MPP Parry Sound-Muskoka, MPP Paul Vickers Bruce Grey Owen Sound, The Association of Municipalities of Ontario (AMO); The Federation of Northern Ontario Municipalities (FONOM); The Northwestern Ontario Municipal Association (NOMA); Conservation Ontario; Saugeen Ojibway Nation Chief Conrad Ritchie; Chippewas of Nawash Unceded First Nation Chief Greg Nadjiwon; Six Nations of the Grand River Chief Sherri-Lyn Hill; Anishinabek Nation Grand Council Chief Linda DeBassige; Métis Nation of Ontario (MNO) President Margaret Froh; and all Ontario Municipalities. **Carried**

If you have any questions or concerns regarding the above, please contact our office at (519) 923-2110.

Sincerely,



Lindsey Green, Clerk
Township of Southgate

cc: The Honourable Doug Ford, Premier of Ontario
The Honourable Sylvia Jones, Deputy Premier of Ontario
The Honourable Rob Flack, Minister of Municipal Affairs and Housing
The Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks
The Honourable Prabmeet Singh Sarkaria, Minister of Transportation
The Honourable Stephen Lecce, Minister of Energy and Mines
The Honourable Graydon Smith, MPP Parry Sound-Muskoka
Paul Vickers, MPP Bruce Grey Owen Sound
The Association of Municipalities of Ontario (AMO)
The Federation of Northern Ontario Municipalities (FONOM)
The Northwestern Ontario Municipal Association (NOMA)
Conservation Ontario
Conrad Ritchie, Chief, Saugeen Ojibway Nation
Gregory Nadjiwon, Chief, Chippewas of Nawash Unceded First Nation
Sherri-Lyn Hill, Chief, Six Nations of the Grand River
Linda DeBassige, Chief, Anishinabek Nation Grand Council
Margaret Froh, President, Métis Nation of Ontario (MNO)
All Ontario Municipalities





The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, June 3, 2025

Resolution # RC25101	Meeting Order: 5
Moved by: 	Seconded by: 

WHEREAS the Ontario government has fast-tracked Bill 5, Protect Ontario by Unleashing our Economy Act, 2025 (Bill 5), such that it was referred to the Standing Committee on the Interior on May 6, 2025, after being first read on April 17, 2025, and

WHEREAS the written submission deadline for participation on Bill 5 is May 26, 2025, at 6:00 PM (EDT), and

WHEREAS Bill 5 would enact the Special Economic Zones Act, 2025; amend/repeal the Endangered Species Act, 2007 and replace it by enacting the Species Conservation Act, 2025; and amend various Acts including the Ontario Heritage Act, the Mining Act, the Ontario Energy Board Act, 1998, and the Electricity Act, 1998 and to revoke various regulations in relation to development and procurement, and

WHEREAS Bill 5 will allow the Lieutenant Governor in Council to create zones anywhere in Ontario where municipal and provincial laws will not apply, and where projects or proponents can be exempted from requirements under provisions of an Act or of a regulation, including environmental and heritage laws, and

WHEREAS the provisions of Bill 5 as written include anti-democratic principles and risks undermining civil liberties, Indigenous rights, the environment and local government oversight, and

WHEREAS The Corporation of the Municipality of Wawa believes that the provincial priorities of housing, resource development and economic development can be achieved without subverting existing laws, undermining municipal authority, threatening the environment, restricting industry growth, or undermining informed consent with Indigenous communities;

Page 2...



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

NOW THEREFORE BE IT RESOLVED that The Corporation of the Municipality of Wawa hereby opposes Bill 5; and that Council formally express its opposition to Bill 5 in favour of preserving democracy, transparency, accountability, the environment, civil liberties, and Indigenous rights and;

That Council encourage the province to prioritize democratic principles and governance systems that support responsible development, environmental preservation, and acknowledge our responsibility to future generations; and

That Council formally request that the Ontario government reject Bill 5; and

That a copy of this motion be forwarded to the Honourable Doug Ford, Premier of Ontario; the Honourable Stephen Lecce, Minister of Energy and Mines; MPP Lisa Thompson; all Ontario municipalities; the Association of Municipalities of Ontario; and the Standing Committee on the Interior.

RESOLUTION RESULT		RECORDED VOTE		
<input checked="" type="checkbox"/>	CARRIED	MAYOR AND COUNCIL	YES	NO
<input type="checkbox"/>	DEFEATED	Mitch Hatfield		
<input type="checkbox"/>	TABLED	Cathy Cannon		
<input type="checkbox"/>	RECORDED VOTE (SEE RIGHT)	Melanie Pilon		
<input type="checkbox"/>	PECUNIARY INTEREST DECLARED	Jim Hoffmann		
<input type="checkbox"/>	WITHDRAWN	Joseph Opato		

Disclosure of Pecuniary Interest and the general nature thereof.

- ☐ Disclosed the pecuniary interest and general name thereof and abstained from the discussion, vote and influence.

Clerk: _____

DEPUTY MAYOR – MITCH HATFIELD	CLERK – MAURY O'NEILL

This document is available in alternate formats.

July 25, 2025

Re: Resolution Regarding Strong Mayor Powers Legislation

Please be advised that at its meeting held on June 23, 2025, the Council of the Township of Ramara passed the following resolution:

WHEREAS the Province of Ontario initially introduced Strong Mayor Powers in 2022 with the stated intent of expediting housing development across municipalities;

AND WHEREAS the Province of Ontario arbitrarily expanded the Strong Mayor Powers legislation to include an additional 169 municipalities in April 2025;

AND WHEREAS municipalities across Ontario have demonstrated a commitment to addressing the housing crisis through local planning approvals and community-led solutions;

AND WHEREAS Strong Mayor Powers fundamentally alter local democratic governance by concentrating decision-making authority in a single individual, thereby weakening the role of elected Councils and disrupting the principles of collaboration and shared leadership;

AND WHEREAS these powers can create uncertainty within municipal organizations, impact staff morale, and risk eroding the trust that underpins effective municipal governance;

AND WHEREAS there are currently no provincial checks and balances or independent oversight mechanisms in place to ensure Strong Mayor Powers are being used appropriately and as intended, and the legislation itself has been described by some as “open to interpretation,” creating a fundamental flaw in the responsible application of these potentially dangerous powers;

AND WHEREAS the primary barriers to housing construction are not rooted in municipal decision-making processes, but in broader market conditions, infrastructure constraints, and the lack of effective provincial and federal policy supports to stimulate affordable and attainable housing development;

THEREFORE BE IT RESOLVED THAT the Council of the Township of Ramara formally request the Province of Ontario to rescind the Strong Mayor Powers legislation in its entirety;

AND THAT, should the legislation not be repealed, the Province immediately remove the Township of Ramara from the list of municipalities designated under the Strong Mayor Powers framework;

AND THAT a copy of this resolution be forwarded to all Ontario municipalities, the Association of Municipalities of Ontario (AMO), the Federation of Canadian Municipalities (FCM), the Honourable Doug Ford, Premier of Ontario, the Honourable Rob Flack, Minister of Municipal Affairs and Housing, the Honourable Sylvia Jones, MPP for Dufferin-Caledon, Deputy Premier and Minister of Health, and the Honourable Jill Dunlop, MPP for Simcoe North, Minister of Emergency Preparedness and Response for their information, support, and consideration.

In accordance with Council's direction, I am forwarding you a copy of the resolution for your reference and consideration. Should you have any questions or require further information, please don't hesitate to reach out.

Sincerely,
TOWNSHIP OF RAMARA

Jennifer Connor
Jennifer Connor, CMO, AOMC
Director of Legislative & Community Services/Clerk



Regular Council Meeting Resolution Form

Date: May 20, 2025 No: RESOLUTION - 267-2025
 Moved by Deputy Mayor Scott Brum Disposition: CARRIED
 Seconded by Councillor Kevin Rosien Item No: 12.4

Description: Strong Mayor Powers

RESOLUTION:

WHEREAS the Province has announced the expansion of strong mayor power 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 has identified that:

- 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
- Strong Mayor Powers have blurred the political-administrative authority between the roles of head of council and chief administrative offices threatening the neutrality of the public service and politicizing local government leadership;

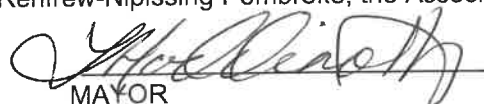
AND WHEREAS strong mayor powers is an erosion to the democratic process of an historically non-partisan municipal governance structure;

AND WHEREAS the Township of McNab/Braeside has received requests from The Town of Parry Sound, the Municipality of North Middlesex and the Municipality of North Perth for our support to reject strong mayor powers and have strong mayor powers removed from their municipalities;

AND WHEREAS Council of the Township of McNab/Braeside encourages the Provincial government to repeal this legislation;

AND FURTHER THAT the Township support all municipalities requesting the rejection of strong mayor powers.

AND BE IT FURTHER RESOLVED THAT this resolution be forwarded to the Minister of Municipal Affairs and Housing Rob Fack, Premier Doug Ford, MPP Renfrew-Nipissing Pembroke, the Association of Municipalities of Ontario and all Ontario Municipalities.


 MAYOR

Recorded Vote Requested by:	Yea	Nay
Mayor Lori Hoddinott	_____	_____
Deputy Mayor Scott Brum	_____	_____
Councillor Kevin Rosien	_____	_____
Councillor Robert Campbell	_____	_____
Councillor Jill Campbell	_____	_____

Declaration of Pecuniary Interest: _____
 Disclosed his/her/their interest(s), vacated he/her/their seat(s),
 abstained from discussion and did not vote



Norfolk County
Legislative Services
Office of the Chief Administrative Officer
50 Colborne Street, S., Simcoe Ontario N3Y 4H3
Telephone: 519-426-5870
E-mail: clerks@norfolkcounty.ca
Website: norfolkcounty.ca

July 31, 2025

SENT VIA EMAIL

Re: Norfolk County Council – Letter of support for the Township of Otonabee-South Monaghan

On behalf of the Council of the Corporation of Norfolk County, Council passed the following resolution on July 22, 2025, regular council meeting:

Resolution No. C-154

Moved By: Councillor Van Paassen

Seconded By: Councillor Masschaele

That Council directs staff to send a letter of support for the Township of Otonabee-South Monaghan regarding Bill C-2.

Carried.

In addition, Council endorsed the following resolution made by the Township of Otonabee-South Monaghan:

WHEREAS Bill C-2 proposes to amend the Proceeds of Crime (Money Laundering) and Terrorist Financing Act by adding section 77.5 (1), making it a criminal offense for any business, profession, or charitable entity to accept cash payments, donations, or deposits of \$10,000 or more in a single transaction or related transactions, regardless of their lawful nature;

WHEREAS this blanket ban criminalizes legitimate business transactions using legal tender, punishing businesses and law-abiding citizens solely for choosing to use cash, a fundamental right in Canada;

WHEREAS small businesses, charities, and individuals in Otonabee-South Monaghan and across Canada, including farmers, car dealers, and community organizations, rely on cash for lawful high-value transactions, and this restriction will impose unnecessary hardship, stifle economic activity, and deter charitable giving;

WHEREAS the \$10,000 threshold is arbitrarily low, capturing routine legal transactions while creating compliance burdens that disproportionately harm small businesses, rural communities, and those without digital banking access;

WHEREAS municipalities must stand up for the economic freedom and financial inclusion of their residents;

NOW, THEREFORE, BE IT RESOLVED that the Council of Otonabee-South Monaghan:

- Condemns Bill C-2, section 77.5, as an unacceptable overreach that criminalizes lawful cash transactions and undermines the use of Canadians' right to use legal tender;
- Demands the federal government to withdraw this amendment and engage in meaningful consultation with municipalities, businesses, and charities to develop targeted anti-crime policies that do not penalize legitimate cash transactions;
- Instructs the Municipal Clerk to send this resolution to all Canadian municipalities, the Federation of Canadian Municipalities (FCM), the Ontario Municipal Association, the Minister of Finance, Leslyn Lewis, our local MP, the Ontario Chamber of Commerce, and First Nations, calling for unified opposition;
- Urges other municipalities to pass similar resolutions to protect the rights of their residents and businesses

Should you have any questions regarding this matter or should you require additional information, please contact the Office of the County Clerk at 519-426-5870 x. 1261, or email: Clerks@norfolkcounty.ca.

Sincerely,

T. Rodrigues

Tracey Rodrigues
Deputy County Clerk
Tracey.Rodrigues@norfolkcounty.ca

July 30, 2025

Association of Municipalities of Ontario
155 University Ave | Suite 800
Toronto, ON M5H 3B7

Sent via email: resolutions@amo.on.ca

**Re: Elect Respect Pledge
Our File 10.12.1**

To Whom it May Concern,

At its meeting of July 14, 2025, St. Catharines City Council approved the following motion:

WHEREAS democracy is healthy when everyone is able to participate fully and safely and contribute to the well-being of their community; and

WHEREAS we are witnessing the dissolution of democratic discourse and respectful debate across all levels of government and in neighbouring jurisdictions; and

WHEREAS Ontario's municipally elected officials are dealing with increasingly hostile, unsafe work environments facing threats and harassment; and

WHEREAS social media platforms have exacerbated disrespectful dialogue, negative commentary, and toxic engagement which disincentivizes individuals, especially women and candidates from diverse backgrounds from running for office; and

WHEREAS better decisions are made when democracy is respectful and constructive and the voices of diverse genders, identities, ethnicities, races, sexual orientation, ages and abilities are heard and represented around municipal council tables; and

WHEREAS the Association of Municipalities of Ontario's Healthy Democracy Project has identified concerning trends with fewer people voting in local elections and running for municipal office; and

WHEREAS in 2024, female elected representatives from across Halton formed a group called H.E.R. (Halton Elected Representatives) which pledged to speak out against harassment and negativity in politics and called on elected officials to uphold the highest standards of conduct; and

WHEREAS H.E.R. Halton has launched a campaign called Elect Respect to promote the importance of healthy democracy and safe, inclusive, respectful work environments for all elected officials that encourages individuals to participate in the political process; and

WHEREAS on June 5, 2025, the Canadian Association of Feminist Parliamentarians launched a non-partisan “Parliamentary Civility Pledge” to encourage all parliamentarians to commit to end workplace harassment and increase civility on Parliament Hill, modelled after the pledge developed in Halton by representatives of H.E.R.;

NOW THEREFORE BE IT RESOLVED:

THAT City of St. Catharines Council supports the Elect Respect pledge and commits to:

- Treat others with respect in all spaces—public, private, and online,
- Reject and call out harassment, abuse, and personal attacks,
- Focus debate on ideas and policies, not personal attacks,
- Help build a supportive culture where people of all backgrounds feel safe to run for and hold office,
- Call on relevant authorities to ensure the protection of elected officials who face abuse or threats, and
- Model integrity and respect by holding one another to the highest standards of conduct; and

BE IT FURTHER RESOLVED That City of St. Catharines Council calls on elected officials, organizations and community members to support the Elect Respect campaign and sign the online pledge at www.electrespect.ca; and

BE IT FURTHER RESOLVED that a copy of this resolution be sent to the Association of Municipalities of Ontario, Ontario’s Big City Mayors, the Federation of Canadian Municipalities, Mayors and Regional Chairs of Ontario, relevant MPs and MPPs, Regional Police, the Ontario Provincial Police and the Royal Canadian Mounted Police.

If you have any questions, please contact the Office of the City Clerk at extension 1524.



Donna Delvecchio, Acting City Clerk
Legal and Clerks Services, Office of the City Clerk
:av

cc: Ontario Big City Mayors
The Federation of Canadian Municipalities

PO Box 3012, 50 Church St., St. Catharines, ON L2R 7C2

Tel: 905.688.5600 | TTY: 905.688.4889 | www.stcatharines.ca

Mayors and Regional Chairs of Ontario
MPs and MPPs
Regional Police
The Ontario Provincial Police
Royal Canadian Mounted Police



52 Frank Street,
Strathroy ON N7G 2R4
Phone: 519-245-1070;
Fax: 519-245-6353

www.strathroy-caradoc.ca

August 7, 2025

To: All Ontario Municipalities, AMO

Moved: Councillor Frank Kennes
Seconded: Councillor Greg Willsie

THAT: Council send a letter of support for this resolution to AMO along with all the other entities that the original motion was circulated to, excluding all other municipalities.
Result: Carried

BE IT RESOLVED THAT:

WHEREAS under Ontario Regulation 391/21 :Blue Box producers are fully accountable and financially responsible for their products and packaging once they reach their end of life and are disposed of, for 'eligible' sources only;

AND WHEREAS 'ineligible' sources, which producers are not responsible for, include businesses, places of worship, daycares, campgrounds, public-facing and internal areas of municipal-owned buildings, and not-for-profit organizations, such as shelters and food banks;

AND WHEREAS failure to include 'ineligible sources under the Ontario Regulation 391/21:Blue Box program is in essence a provincial tax on ineligible sources;

AND WHEREAS should a municipality continue to provide services to the 'ineligible sources, the municipality will be required to oversee the collection, transportation, processing of the recycling, assuming 100% of the cost which amounts to yet another provincial municipal download;

NOW THEREFORE IT BE RESOLVED THAT the Municipality of Strathroy-Caradoc hereby request that the province amend Ontario Regulation 391/21:Blue Box so that producers are responsible for the end of-life management of recycling product from all sources;

AND FURTHER THAT Council hereby request the support of all Ontario Municipalities;

AND FURTHER THAT this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario, the Honourable Todd McCarthy, Minister of the Environment, Conservation, and Parks, Mike Harris, Minister of Natural Resources and Forestry, Ric Bresse, Member of Provincial Parliament for Hastings-Lennox and Addington, Minister of Affairs and Housing, Rob Flack and all Ontario Municipalities



PROCLAMATION

WORLD MITOCHONDRIAL DISEASE WEEK

SEPTEMBER 15-21, 2025

WHEREAS The human body is fuelled by trillions of microscopic powerhouses called mitochondria. Present in almost every cell in our bodies, these tiny but mighty, energy-producing structures generate the energy we need to survive. When there is dysfunction with these important structures in one or more parts of our bodies, we see Mitochondrial Diseases appear;

AND WHEREAS There are hundreds of mitochondrial diseases, and because mito is very hard to diagnose, many people don't realize that they have these diseases. There is a strong need for more mitochondrial disease research to support those living with and caring for a loved one with mito, and for clinicians to be able to diagnose and treat Canadians living with mito;

AND WHEREAS World Mitochondrial Disease Week this year is from September 15th - 21st. The goal of this week is to raise awareness for mitochondrial health and diseases on a global scale. The initiative helps to raise awareness for mitochondrial diseases in Canada, and across the globe, which can be crucial for the development of treatments, research on the disease, and providing support to those living with Mito;

THEREFORE, I, Ann Lawlor, Mayor, of the Town of Halton Hills do hereby proclaim September 15 to 21, 2025 as **World Mitochondrial Disease Week**.

A handwritten signature in black ink, reading "Ann Lawlor".

Ann Lawlor
Mayor, Town of Halton Hills