COUNCIL INFORMATION PACKAGE

Friday, November 29, 2024

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MEMORANDUM

TO: Welland City Council

Cc: CLT

FROM: Lina DeChellis, Director of Economic Development & Strategic Initiatives

Lisa Allen, Manager, Economic Development

DATE: December 6, 2024

SUBJECT: Quarterly Economic Development Brief

We are pleased to announce the release of the second issue of the ***Economic Development Quarterly Brief*** on December 6, 2024. Published quarterly, this report provides updates on recent investments in the city, highlights key community initiatives, and features a business spotlight section to showcase local achievements and emerging opportunities.

The publication schedule for the ***Quarterly Brief*** is as follows:

- **September 2024** – First edition (released)
- **December 2024** – Second edition (current release)
- **March 2025** – Third edition (upcoming)
- **June 2025** – Fourth edition (upcoming)

We are excited to share this latest edition and remain committed to fostering Welland's economic growth.

Department of Economic Development

Quarterly Economic Development Brief - December 2024

edc@welland.ca

Quick Facts

Average home price: (October 2024): $534,000

Total Population: 55,750 (6.6% increase 2016 vs. 2021)

Total Building Permits Issued: 618 (2024 YTD)

Community Initatives and Updates

ICSC Success: Connecting Opportunities, Businesses, and the Community – Powered by Welland Economic Development and Seaway Mall!

The Welland Economic Development team proudly attended the International Council of Shopping Centers (ICSC) trade show at the Metro Toronto Convention Centre. Representing Welland alongside the Seaway Mall, the team hosted a dynamic networking event that attracted numerous businesses and investors from the GTHA and beyond. With a dedicated booth, the team showcased Welland's strategic advantages, growing economy, and commercial investment opportunities, fostering connections with industry leaders and prospective partners. This event highlighted Welland's vibrant commercial landscape and emphasized its readiness to support business growth and innovation.

Highlighting Welland's Innovators: Businesses and Manufacturers Shaping Our Community!

The City of Welland Economic Development team proudly celebrated Small Business Week and Manufacturing Month. This initiative highlighted the significant contributions of Welland's businesses and manufacturers, showcasing their innovation, resilience, and dedication to the community. Through spotlight features on social media the team emphasized the vital role these enterprises play in driving economic growth, creating jobs, and fostering community well-being. By celebrating their achievements, Welland reaffirmed its commitment to supporting local businesses and industries, ensuring a thriving and prosperous city for all.

Welland: The Good Life – Celebrating Our Community's Growth, Innovation, and Future!

The Welland Economic Development team proudly released its latest magazine edition, *Welland: The Good Life*. This vibrant publication highlights the city's recent accomplishments and ongoing initiatives while tying them to the four strategic pillars outlined in Welland's strategic plan: economic growth, environmental stewardship, health and well-being, and livability. The magazine celebrates Welland's dynamic community and thriving opportunities, reflecting the city's commitment to growth and excellence.

Navigating Success: Welland's Shipping 101 Webinar, Connecting Industry Experts with Future Opportunities!

The Welland Economic Development team recently hosted a "Great Lakes Shipping 101 " webinar, providing an excellent opportunity for attendees to learn from industry experts about the dynamics of shipping on the Great Lakes. The session explored key topics such as the logistics, infrastructure, and economic impact of the region's shipping network. Participants gained valuable insights into how this vital mode of transportation supports local industries, trade, and economic growth. The webinar also highlighted opportunities for businesses to engage with the Great Lakes shipping industry and leverage its potential for future growth. It was a successful event that strengthened connections within the community and the broader shipping sector.

Welland at the Toronto Global Forum: Connecting, Innovating, and Building a Stronger Future!

The Welland Economic Development team attended the prestigious Toronto Global Forum, a key event that gathers global leaders, business executives, and influencers to discuss economic development and growth opportunities. This event provided an excellent platform for Welland to network with potential investors, share insights about the city's strategic initiatives, and explore new opportunities for collaboration. The team engaged with key stakeholders, showcased Welland's business-friendly environment, and reinforced the city's position as an attractive destination for investment, all while aligning with the city's broader economic goals.

Building Bridges for Business Growth: Strengthening Cross-Border Connections at the BNMA!

The Welland Economic Development team attended the Buffalo Niagara Manufacturing Alliance (BNMA) event, strengthening cross-border relationships to foster business expansion. This collaboration between Welland and its neighboring U.S. region is key to unlocking new growth opportunities for local manufacturers and businesses. By participating in the BNMA event, the team showcased Welland's strategic location, business-friendly environment, and commitment to supporting the manufacturing sector. The event also provided valuable networking opportunities, helping to bridge connections that can lead to increased trade, investment, and joint ventures across the Canada-U.S. border.

Driving Regional Prosperity: Welland at the 2024 GNCC Economic Summit, Strengthening Connections for Future Growth!

The Welland Economic Development team attended the 2024 Greater Niagara Chamber of Commerce (GNCC) Economic Summit, an important event that brought together regional leaders, entrepreneurs, and decision-makers to discuss economic opportunities and challenges. This summit allowed Welland to engage with key stakeholders, exchange ideas, and explore strategies for fostering regional collaboration. The team focused on positioning Welland as a hub for investment, innovation, and growth within the

edc@welland.ca

Niagara Region, reinforcing the city's commitment to economic prosperity and community development. It was an excellent opportunity to build relationships that will help drive Welland's future success and strengthen its role in the broader regional economy.

Welland's Physician Recruitment: Strengthening Healthcare for a Healthier Future!

As of December 2024, Welland's physician recruitment initiative successfully attracted 12 new family doctors, surpassing its goal. This included seven physicians from the UK, incentivized with financial support of $100,000 to establish or take over practices. The recruitment effort has already expanded healthcare access for over 15,000 residents. Welland's City Council committed an additional $1 million to continue these efforts, ensuring the city can meet the growing healthcare needs of its community.

Engaging at Queen's Park: Welland Economic Development Team Advocates for Business Growth and Prosperity

The Welland Economic Development team attended the Economic Development Council of Ontario (EDCO) Queen's Park event, where they engaged with various provincial ministers. The team discussed Ontario's economic outlook, shared insights on key issues, and advocated for initiatives that support business growth and community development. This event provided a valuable opportunity to strengthen relationships with government leaders and collaborate on solutions that will help drive economic prosperity.

Unlocking the Future: Welland at Highway H20, Advancing Seaway Capacity and Sustainable Development!

The Welland Economic Development team recently attended the Highway H20 conference, themed *Unlocking Potential: Journey to Great Lakes Success*. This event featured several keynote speakers who explored the future of land development, the enhancement of Seaway capacity, and the creation of a more sustainable future for this vital asset. Discussions centered around strategies for improving the Great Lakes' economic and environmental prospects, emphasizing the importance of sustainable growth and development to ensure long-term success for the region's infrastructure and business opportunities.

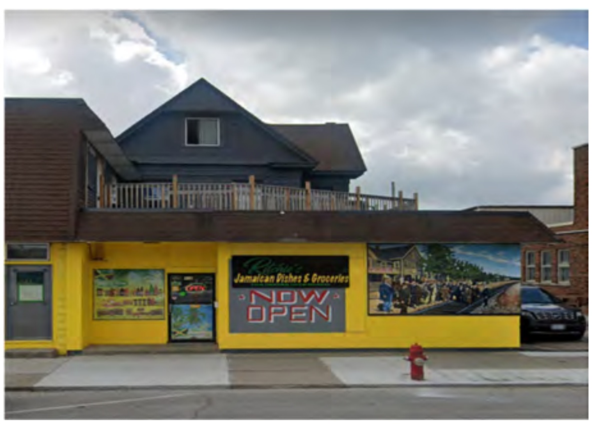
New Business

	**New Growth in Welland: Weedman Opens Its Doors, Bringing Expert Lawn Care to Welland** ***882 Schisler Road*** Weedman is now open for business in Welland, providing expert lawn care services to both local clients and businesses across parts of the Niagara Region. This new venture is the result of the sale of a surplus city property—the former volunteer fire hall. The opening of Weedman not only enhances the city's service offerings but also brings new business opportunities and strengthens Welland's local economy.
	Discover Your Best Look at Louriel Salon – Where Beauty Meets Expertise in the Heart of Welland! ***139 East Main St*** Louriel Salon, a newly opened business in Welland, offers a variety of beauty services, including hairstyling, coloring, and special event styling. It has garnered attention for providing quality care with a focus on customer satisfaction, offering an array of professional treatments and consultations.
	**42 Division Street: A New Chapter in Community Healthcare** ***42 Division St*** The former Matthew 25 building is set to be transformed into a modern medical clinic, bringing enhanced healthcare services to Welland. This exciting development opened by the same dedicated team of doctors who established the successful King Street Clinic, ensuring continuity of care and expertise for the community. This new clinic underscores Welland's commitment to expanding access to quality healthcare and meeting the growing needs of its residents.

Pare Y Coma: Savor the Flavor of Latin America in the Heart of Welland!

19 East Main St- Unit 8B

Pare Y Coma is a Latin American restaurant in Welland, offering a vibrant dining experience with a focus on traditional dishes and fresh fruit drinks. The restaurant has become known for its cozy and casual atmosphere, perfect for enjoying a variety of flavorful options such as tacos, sandwiches, and other Latin-inspired meals. It has received positive feedback for its friendly service and delicious food, making it a popular spot for both lunch and dinner.



Mehfil Bar & Grill: Savor the Bold Flavors of India in the Heart of Welland!

115 Division Street

Mehfil Bar & Grill is a vibrant Indian restaurant located in downtown Welland, offering a taste of authentic Indian cuisine in a cozy and welcoming atmosphere. The restaurant features a variety of flavorful dishes, from traditional curries to grilled specialties, making it a popular choice for both local diners and visitors looking to experience the rich flavors of India. Mehfil Bar & Grill also provides a great space for enjoying drinks with a diverse selection of beverages, all while enjoying a warm, community-driven environment.

Little Butterfly Kingdom: Nurturing Growth, Learning, and Play in Welland!

165 Plymouth Road

Little Butterfly Kingdom offers bilingual childcare services focused on early childhood development through a nurturing, play-based curriculum. The facility provides flexible childcare options, including full-time, part-time, and emergency drop-off services to support working parents. With a focus on learning through play, the environment encourages children to explore and grow while developing language skills and cultural understanding.

Truthful Beauty Aesthetics: Where Confidence Meets Care in Welland.

165 Plymouth Road

Truthful Beauty Aesthetics is a welcoming spa in Welland, specializing in a variety of beauty treatments. Their services include sugaring, facials, eyelash extensions, brow enhancements, teeth whitening, and more. With a focus on making clients feel confident and rejuvenated, the salon offers a tranquil environment that is a judgment-free zone. The team, is committed to providing exceptional service and creating a comfortable experience for everyone who walks through the door.

ADL Process Inc.: Leading the Way in Sustainable Electronic Recycling in Welland

139 Centre Street

ADL Process Inc. in Welland specializes in electronic recycling, providing eco-friendly solutions to safely dispose of and recycle electronic waste. They are committed to reducing environmental impact through responsible recycling practices, helping businesses and individuals dispose of their electronics in an environmentally sustainable way.

Movables Portable Storage (subsidiary of Abbot Self Storge): Providing Flexible and Secure Storage Solutions in Welland

120 Federal Road

Moveable Portable Storage has acquired a 7,250 sq. ft. building on 1.36 acres, previously owned by the DSBN in Welland. The company, which specializes in movable storage units, aims to provide flexible, secure storage options for both individuals and businesses in the area. This new location enhances their ability to meet growing demand for convenient storage solutions in the region.

Phoenix Medical Clinic Grand Opening: Enhancing Healthcare Access and Strengthening Community Wellness!

453 Thorold Road

On November 7th the Welland Economic Development team attended the grand opening of the Phoenix Medical Clinic, located at 453 Thorold Road. This new clinic brings three additional family physicians to Welland—Drs. Aditya Nautiyal, Emeka Nzenwata, and Donald Oboh—who relocated from the United Kingdom to address local healthcare needs. The team's participation in the opening event reflects the city's ongoing commitment to improving healthcare access and infrastructure. The clinic's opening is a significant step in enhancing primary care availability and reducing wait times for residents.

200 Downs Drive: Building Opportunities, Driving Growth

200 Downs Drive

A 25,000 sq. ft. industrial condominium building is under construction on previously City-owned surplus land at 200 Downs Drive in Welland. Designed to meet the needs of growing businesses, this development will provide modern, customizable industrial spaces, ideal for a variety of industries.

With occupancy slated for Spring 2025, this project marks the first phase of a larger vision for the site. Phase II will introduce an additional 25,000 sq. ft. industrial building, further expanding opportunities for businesses to thrive in Welland.

Business Spotlight

John Howard Society of Niagara

225 East Main Street

The John Howard Society of Niagara is celebrating **70 years** of dedicated service in 2024—a remarkable milestone that highlights its commitment to empowering individuals and strengthening communities. Since its establishment in 1954, the organization has played a pivotal role in promoting justice, prevention, education, and employment, positively impacting the lives of thousands across the Niagara region.

The Job Gym in Welland has become a trusted resource for those navigating the job market. Offering one-on-one counseling, job search resources, resume-building workshops, and skills training, the Job Gym serves a diverse clientele, addressing their unique needs.

The Job Gym extends its services beyond employment, providing emotional support and strategic career planning to help individuals build confidence and achieve their goals. The center's welcoming and inclusive environment ensures that every visitor feels empowered to take their next step.

With 70 years of service, the John Howard Society of Niagara stands as a beacon of hope and progress, fostering safer, more equitable communities and empowering individuals to reach their full potential. For more information about the Job Gym's programs or the organization's initiatives, visit their official website at: www.jhs-niagara.com

Photo credit: John Howard Society

The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, November 19, 2024

Resolution # RC24268	Meeting Order: 6
Moved by:	Seconded by: Cathy Cannon

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

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

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

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

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

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

NOW THEREFORE BE IT RESOLVED THAT Council of the Corporation of the Municipality of Wawa formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and

BE IT FURTHER RESOLVED THAT Council of the Corporation of the Municipality of Wawa calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and

p.2...

The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

BE IT FURTHER RESOLVED THAT this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and

BE IT FURTHER RESOLVED THAT copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and

FINALLY, BE IT RESOLVED THAT copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

RESOLUTION RESULT	RECORDED VOTE		
☑ CARRIED	MAYOR AND COUNCIL	YES	NO
☐ DEFEATED	Mitch Hatfield		
☐ TABLED	Cathy Cannon		
☐ RECORDED VOTE (SEE RIGHT)	Melanie Pilon		
☐ PECUNIARY INTEREST DECLARED	Jim Hoffmann		
☐ 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:_______________________________

MAYOR – MELANIE PILON	CLERK – MAURY O'NEILL
M Pilon	Maury O'Neill

This document is available in alternate formats.

Corporation of the Township of Essa
5786 County Road 21
Utopia, Ontario
L0M 1T0

Telephone: (705) 424-9917
Fax: (705) 424-2367
www.essatownship.on.ca

November 21, 2024

**Re: Township of Essa Motion No. CR172-2024
Fair Share of Provincial and Federal Government Financial Support**

Please be advised that at its meeting of November 20, 2024, Council of the Township of Essa passed the following:

Resolution No: CR172-2024 Moved by: Sander Seconded by: Kiezebrink

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

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

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

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

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

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

NOW THEREFORE BE IT RESOLVED THAT *Council of the Township of Essa formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and further,*

THAT *Council of the Township of Essa calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and*

THAT *this redistribution of the Land Transfer Tax and GST be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and*

THAT *copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and*

THAT *copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.*

---Carried----

Your consideration and support to Ontario municipalities is appreciated.

Sincerely,

Lisa Lehr, CMO
Township of Essa

cc: Right Honourable Justin Trudeau, Prime Minister
Hon. Doug Ford, Premier
Hon. Peter Bethlenfalvy, Minister of Finance
Hon. Paul Calandra, Minster of Municipal Affairs and Housing
Brian Saunderson, MPP Simcoe-Grey
Terry Dowdall, MP Simcoe-Grey
All Ontario Municipalities
AMO

Corporation of the Township of Essa
5786 County Road 21
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TOWNSHIP of ESSA
Where Town and Country Meet

Telephone: (705) 424-9917
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www.essatownship.on.ca

November 21, 2024

Re: Township of Essa Motion No. CR172-2024
Fair Share of Provincial and Federal Government Financial Support

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

NOW THEREFORE BE IT RESOLVED THAT *Council of the Township of Essa formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and further,*

THAT *Council of the Township of Essa calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and*

THAT *this redistribution of the Land Transfer Tax and GST be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and*

THAT *copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and*

THAT *copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.*

---Carried----

Your consideration and support to Ontario municipalities is appreciated.

Sincerely,

Lisa Lehr, CMO
Township of Essa

cc: Right Honourable Justin Trudeau, Prime Minister
Hon. Doug Ford, Premier
Hon. Peter Bethlenfalvy, Minister of Finance
Hon. Paul Calandra, Minster of Municipal Affairs and Housing
Brian Saunderson, MPP Simcoe-Grey
Terry Dowdall, MP Simcoe-Grey
All Ontario Municipalities
AMO

November 14, 2024

Township of North Glengarry
3720 County Road 34
Alexandria, ON K0C 1A0

Via Email: cao@northglengarry.ca

Dear Ms. Huskinson:

Re: Resolution – Recommendations for Updates to the Municipal Elections Act

The Council of the Town of Tecumseh, at its regular meeting held November 12, 2024, gave consideration to correspondence from the Township of North Glengarry dated October 28, 2024. The Township of North Glengarry was requesting support of the Town of Tecumseh regarding their resolution on Recommendations for Updates to the Municipal Elections Act, a copy of which is enclosed.

At their meeting, Tecumseh Council passed the following resolution:

"**Motion: RCM – 262/24**

Moved by: Deputy Mayor Joe Bachetti
Seconded by: Councillor Rick Tonial

That the Town of Tecumseh support the resolution from North Glengarry dated October 28, 2024 with the following:

Whereas election rules need to be clear, supporting candidates and voters in their electoral participation and election in running elections;

And Whereas the legislation must also reduce administrative and operational burden for municipal staff ensuring that local election administrators can run elections in a way that responds to the unique circumstances of their local communities;

And Whereas the Municipal Elections Act, 1996 (MEA) will be 30 years old by the next municipal and school board elections in 2026;

And Whereas the MEA sets out the rules for local elections, the Assessment Act, 1990 and the Education Act, 1990 also contain provisions impacting local elections adding more places for voters, candidates, and administrators to look for the rules that bind the local democratic process in Ontario;

And Whereas with rules across three pieces of legislation, and the MEA containing a patchwork of clauses, there are interpretation challenges, inconsistencies, and gaps to fill;

And Whereas the Act can pose difficulties for voters, candidates, contributors and third-party advertisers to read, to interpret, to comply with and for election administrators to enforce;

And Whereas while local elections are run as efficiently and effectively as can be within the current legislative framework, modernization and continuous improvement is needed to ensure the Act is responsive to today's needs and tomorrow's challenges;

And Whereas to keep public trust and improve safeguards the Act should be reviewed considering the ever-changing landscape which impacts elections administration including privacy, the threats of foreign interference, increased spread of mis/disinformation and the increased use of technologies like artificial intelligence and use of digital identities;

And Whereas the Association of Municipal Managers, Clerks, and Treasurers of Ontario (AMCTO) reviewed the Act and has provided several recommendations including modernizing the legislation, harmonizing rules, and streamlining and simplifying administration;

And Whereas AMCTO put forward recommendations for amendments ahead of the 2026 elections and longer-term recommendations for amendments ahead of the 2030 elections;

Now therefore be it resolved that the Council of the Town of Tecumseh calls for the Province to update the MEA with priority amendments as outlined by AMCTO before Summer 2025 and commence work to review and re-write the MEA with longer-term recommendations ahead of the 2030 elections.

And further that that this resolution will be forwarded to all municipalities in Ontario for support and that each endorsement be then forwarded to the Minister of Municipal Affairs and Housing; the Minister of Education; the Minister of Public and Business Service Delivery; Minister of Finance; the Premier of Ontario; MPP - Windsor-Tecumseh, Andrew Dowie; AMCTO; the Association of Municipalities of Ontario (AMO); and all Ontario Municipalities, to keep public trust and improve safeguards the Act should be reviewed considering the ever-changing landscape which impacts elections administration including privacy, the threats of foreign"

Please consider this letter as confirmation of the Town of Tecumseh's action on the above matter.

Yours very truly,

Robert Auger, LL.B.
Director Legislative Services & Clerk

RA/kb

Attachments

1. Township of North Glengarry Resolution Recommendations for Updates to the Municipal Elections Act

cc: Mr. Doug Ford, Premier of Ontario (premier@ontario.ca)
Mr., Minister of Education (jill.dunlopco@pc.ola.org)
Ms. Chrystia Freeland, Minister of Finance (Chrystia.freeland@parl.gc.ca)
Mr. Paul Calandra, Minister of Municipal Affairs and Housing (paul.calandra@pc.ola.org)
Mr. Todd McCarthy. Minister of Public and Business Service Delivery (todd.mccarthy@pc.ola.org)
Association of Municipal Managers, Clerks and Treasurers of Ontario (AMCTO) (amcto@amcto.com)
Association of Municipalities of Ontario (AMO) – (amo@amo.on.ca)
Mr. Andrew Dowie, MPP – Windsor-Tecumseh (Andrew.dowie@pc.ola.org)

CORPORATION OF THE
TOWNSHIP OF NORTH GLENGARRY

Council Meeting

Resolution # 3
Date: October 28, 2024

MOVED BY: Jamie MacDonald

SECONDED BY: Carma Williams

WHEREAS elections rules need to be clear, supporting candidates and voters in their electoral participation and election administrators in running elections;

AND WHEREAS legislation needs to strike the right balance between providing clear rules and frameworks to ensure the integrity of the electoral process;

AND WHEREAS the legislation must also reduce administrative and operational burden for municipal staff ensuring that local election administrators can run elections in a way that responds to the unique circumstances of their local communities;

AND WHEREAS the Municipal Elections Act, 1996 (MEA) will be 30 years old by the next municipal and school board elections in 2026;

AND WHEREAS the MEA sets out the rules for local elections, the Assessment Act, 1990 and the Education Act, 1990 also contain provisions impacting local elections adding more places for voters, candidates, and administrators to look for the rules that bind the local democratic process in Ontario;

AND WHEREAS with rules across three pieces of legislation, and the MEA containing a patchwork of clauses, there are interpretation challenges, inconsistencies, and gaps to fill;

AND WHEREAS the Act can pose difficulties for voters, candidates, contributors and third-party advertisers to read, to interpret, to comply with and for election administrators to enforce;

AND WHEREAS while local elections are run as efficiently and effectively as can be within the current legislative framework, modernization and continuous improvement is needed to ensure the Act is responsive to today's needs and tomorrow's challenges;

AND WHEREAS to keep public trust and improve safeguards the Act should be reviewed considering the ever-changing landscape which impacts elections administration including privacy, the threats of foreign interference, increased spread of mis/disinformation and the increased use of technologies like artificial intelligence and use of digital identities;

AND WHEREAS the Association of Municipal Managers, Clerks, and Treasurers of Ontario (AMCTO) reviewed the Act and has provided several recommendations including modernizing the legislation, harmonizing rules, and streamlining and simplifying administration;

AND WHEREAS AMCTO put forward recommendations for amendments ahead of the 2026 elections and longer-term recommendations for amendments ahead of the 2030 elections;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of North Glengarry calls for the Province to update the MEA with priority amendments as outlined by AMCTO before Summer 2025 and commence work to review and re-write the MEA with longer-term recommendations ahead of the 2030 elections.

AND FURTHER THAT that this resolution will be forwarded to all municipalities in Ontario for support and that each endorsement be then forwarded to the Minister of Municipal Affairs and Housing; the Minister of Education; the Minister of Public and Business Service Delivery; Minister of Finance; the Premier of Ontario; the Local Member of Provincial Parliament; AMCTO; the Association of Municipalities of Ontario (AMO); and all Ontario Municipalities."

CARRIED **DEFEATED** **DEFERRED**

____

MAYOR / DEPUTY MAYOR

	YEA	NEA
Deputy Mayor: Carma Williams	____	____
Councillor: Jacques Massie	____	____
Councillor: Brian Caddell	____	____
Councillor: Jeff Manley	____	____
Councillor: Michael Madden	____	____
Councillor: Gary Martin	____	____
Mayor: Jamie MacDonald	____	____

TOWNSHIP OF
PUSLINCH
EST. 1850

Hon. Paul Calandra
Minister of Environment,
Conversation and Parks
VIA EMAIL:
Paul.Calandra@pc.ola.org

Hon. Doug Ford
Premier of Ontario
VIA EMAIL:
premier@ontario.ca

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

November 21, 2024

Hon. Matthew Rae, MPP
VIA EMAIL:
Matthew.Rae@pc.ola.org

Hon. Ted Arnott, MPP
181 St. Andrew St. East
2nd Floor, Fergus
ON N1M 1P9
VIA EMAIL:
ted.arnottco@pc.ola.org

Hon. Rob Flack
Minister of Agriculture,
Food, and Agribusiness
VIA EMAIL:
minister.omafra@ontario.ca

RE: 10.1 ERO Posting 019-9196 Enabling greater beneficial reuse excess soil

Please be advised that Township of Puslinch Council, at its meeting held on November 20th, 2024 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2024-415: Moved by Councillor Hurst and Seconded by Councillor Sepulis

That Council receive the Mayors and Council member updates for information. Whereas the Ministry of the Environment, Conservation and Parks is currently consulting on proposed amendments to the Excess Soil Regulation, with potentially significant implications for local municipalities; and

Whereas these proposed changes, including landfilling restrictions and exemptions for waste environmental compliance approvals, pose substantial risks to environmental

integrity, groundwater protection, local enforcement efforts, and land use planning; and

Whereas the proposed amendments may undermine local municipalities' ability to effectively manage excess soil, potentially leading to adverse environmental impacts, such as soil and/or groundwater contamination and disruption of local ecosystems; and

Whereas the relaxation of regulatory requirements for soil management could further hinder the enforcement capabilities of municipal authorities, making it more challenging to monitor and address compliance issues, thus jeopardizing public health and safety; and

Whereas the proposed regulations do not provide sufficient clarity regarding whether the intent of the proposed regulations are to permit ARA licensed sites to be used as reuse sites for excess soil; and

Whereas the proposed flexibility in soil reuse standards could conflict with established land use planning frameworks, potentially resulting in incompatible land uses and further strain on local infrastructure; and

Whereas the introduction of regional mapping for areas with naturally occurring exceedances presents significant financial challenges for municipalities, as the costs associated with implementing such mapping projects may not be feasible given limited budgets and resources; and

Whereas relaxing excess soil regulations and implementing regional mapping could negatively impact agricultural lands by allowing excess soil to be disposed of in ways that diminish the quality and usability of these valuable lands for future agricultural purposes, highlighting the need to prioritize the protection of agricultural lands equally with infrastructure projects and housing developments;

Therefore, be it resolved that the Council of Township of Puslinch formally objects to the proposed amendments to the Excess Soil Regulation, citing concerns regarding the detrimental effects on local municipalities, the environment, soil and groundwater quality protection, and effective land use planning; and

7404 Wellington Road 34, Puslinch, ON N0B 2J0
Tel: (519) 763-1226 Fax: (519) 763-5846 admin@puslinch.ca

That the Council of Township of Puslinch directs staff to forward this resolution to the Ministry of the Environment, Conservation and Parks, outlining these concerns and advocating for a more balanced approach that prioritizes environmental protection, local governance, and the protection of resident's health and safety; and further,

That this resolution be shared with all Ontario Municipalities, the Premier of Ontario; County Planning staff, MPP Arnott; MPP Rae; the Wellington Federation of Agriculture; and OMAFRA requesting support for the protection of agricultural lands and sustainable excess soil management practices in Ontario.

CARRIED

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

Sincerely,

Justine Brotherston
Municipal Clerk

CC: All Ontario Municipalities, County of Wellington Planning Staff, Wellington Federation of Agriculture, Executive Director of TAPMO

The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, November 19, 2024

Resolution # RC24270	**Meeting Order: 8**
Moved by: J. Opato	**Seconded by:** M Hatfield

RESOLVED THAT Council for the Corporation of the Municipality of Wawa does hereby support the Resolution dated November 13, 2024 passed by the Township of Papineau-Cameron regarding the Ontario Building Code;

AND BE IT FURTHER RESOLVED THAT a copy of this Resolution be forwarded to the Hon. Doug Ford, Premier of Ontario, Hon. Paul Calandra, Minister of Municipal Affairs and Housing, Hon. Michael Parsa, Minister of Children, Community and Social Services, Hon. Victor Fedeli, Chair of Cabinet, Minister of Economic Development, Job Creation and Trade, Association Municipalities of Ontario, Ontario Building Officials Association, Municipalities of Ontario.

RESOLUTION RESULT	**RECORDED VOTE**		
☑ CARRIED	**MAYOR AND COUNCIL**	**YES**	**NO**
☐ DEFEATED	Mitch Hatfield		
☐ TABLED	Cathy Cannon		
☐ RECORDED VOTE (SEE RIGHT)	Melanie Pilon		
☐ PECUNIARY INTEREST DECLARED	Jim Hoffmann		
☐ 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:______________________

MAYOR – MELANIE PILON	**CLERK – MAURY O'NEILL**
M. Pilon	Maury O'Neill

This document is available in alternate formats.

THE CORPORATION OF THE TOWNSHIP OF PAPINEAU-CAMERON

4861 Highway 17, P.O. Box 630, Mattawa ON P0H 1V0
Office: (705) 744-5610 • Fax: (705) 744-0434 • Garage: (705) 744-5072
E-mail: clerk@papineaucameron.ca Website: www.papineaucameron.ca

November 13, 2024

The Honourable Doug Ford
Premier of Ontario
Premier's Office
Room 281
Legislative Building, Queen's Park
Toronto, ON M7A 1A1

RE: Ontario Building Code

The Council of Papineau-Cameron met at their regular Council meeting on November 12, 2024 and passed the attached resolution 2024-328.

Feel free to contact us if you have any questions.

Sincerely,

Jason McMartin, BA, ADA
CAO/Clerk-Treasurer

Encl. Council Resolution 2024-328

c.c. Hon. Paul Calandra MPP, Minister of Municipal Affairs and Housing
Hon. Michael Parsa MPP, Minister of Children, Community and Social Services
Hon. Victor Fedeli MPP, Chair of Cabinet, Minister of Economic Development, Job Creation and Trade
Association of Municipalities of Ontario
Ontario Building Officials Association
Municipalities of Ontario

THE CORPORATION OF THE TOWNSHIP OF PAPINEAU-CAMERON

4861 Highway 17, P.O. Box 630, Mattawa ON P0H 1V0
Office: (705) 744-5610 • Fax: (705) 744-0434 • Garage: (705) 744-5072
Website: www.papineaucameron.ca

DATE: November 12, 2024 **RESOLUTION NUMBER:** 2024- 328

MOVED BY: Shelley Belanger **SECONDED BY:** M Chenier

WHEREAS Ontario is facing a significant affordable housing crisis, with many residents struggling to secure safe and affordable living accommodations;

AND WHEREAS the crisis of homelessness in Ontario continues to affect thousands of individuals and families, necessitating urgent and effective housing solutions;

AND WHEREAS the current Ontario Building Code contains regulations that may inadvertently hinder the development of affordable housing by imposing excessive costs and barriers on individuals and developers;

AND WHEREAS current building code regulations may restrict the development of innovative housing solutions designed to address the needs of homeless individuals and families;

AND WHEREAS an increase in affordable housing units is essential to promote economic stability, community well-being, and social equity within Ontario;

AND WHEREAS providing pre-approved affordable housing plans can streamline the construction process, reduce costs, and facilitate quicker access to housing for those in need;

THAT the Council of Papineau-Cameron Township hereby calls on the Ontario government to amend the Ontario Building Code to include provisions for pre-approved affordable housing plans specifically aimed at supporting low income and homeless individuals, including:

1. Standardized Designs: Creating a set of pre-approved housing designs that meet safety and quality standards while being cost-effective and quick to construct.
2. Flexible Design Standards: Allowing for innovative building designs and materials that meet affordability criteria while ensuring safety and livability.
3. Community Integration: Ensuring that these housing designs can be integrated into existing neighborhoods in a way that respects community character and promotes acceptance.
4. Support for Diverse Models: Including options for various types of housing, such as tiny homes, modular units, and converted shipping containers, to cater to different needs and preferences.

AND FURTHER THAT the Council of Papineau-Cameron Township encourages the Ontario government to engage with stakeholders, including architects, housing advocates, and service providers, to develop these pre-approved plans that effectively address the needs of low income and homeless individuals;

AND FURTHER THAT this resolution be provided to the Hon. Doug Ford, Premier of Ontario, Hon. Paul Calandra, Minister of Municipal Affairs and Housing, Hon. Michael Parsa, Minister of Children, Community and Social Services, Hon. Victor Fedeli, Chair of Cabinet, Minister of Economic Development, Job Creation and Trade, Association Municipalities of Ontario, Ontario Building Officials Association, Municipalities of Ontario.

CARRIED: Robert Corriveau **NOT CARRIED:** ______ COPY
(Mayor) (Mayor)

Recorded Vote (Upon Request of Councillor________________) Section 246 (1) Municipal Act

RECORDED DIVISION VOTE	YES Signature	NO Signature	ABSTAIN Signature
Mayor Robert Corriveau			
Deputy Mayor Shelley Belanger			
Councillor Keith Dillabough			
Councillor Jason Bélanger			
Councillor Mélanie Chenier			

The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, November 19, 2024

Resolution # RC24269	**Meeting Order: 7**
Moved by: M Hatfield	**Seconded by:**

WHEREAS the assessment cycle is an essential process for maintaining the fairness and predictability of property taxes in our province and;

WHEREAS the pause in the reassessment cycle has created uncertainty and instability in property taxation, impacting both residential and commercial property owners and;

WHEREAS the government has delayed an assessment update again in 2024, resulting in Ontario's municipalities continuing to calculate property taxes using 2016 property values and;

WHEREAS both current and outdated assessments are inaccurate, increase volatility, and are not transparent and;

WHEREAS frequent and accurate reassessments are necessary to stabilize properly taxes and provide predictability for property owners, residents, and businesses alike and;

WHEREAS the staff at the Municipal Property Assessment Corporation would benefit from further skills enhancement and training in assessments, recognizing the importance of ensuring accurate evaluations for 100% of our municipality and;

WHEREAS the Government has announced a review of the property assessment and taxation system with a focus on fairness, equity, and economic competitiveness, and therefore further deferring new property assessment and;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Municipality of Wawa hereby calls upon the Premier to promptly resume the assessment cycle to ensure the stability and predictability of property taxes while the Government conducts its review of the property assessment and taxation system, or respond with an alternative method for every municipality in Ontario to achieve fair taxation and;

p. 2...

RESOLUTION

FURTHER MORE THAT all Municipalities in Ontario and their constituents are encouraged to apply pressure to the Premier, daily, weekly, and monthly, to resolve the situation before it causes undo stress to everyone in the Municipality and;

FINALLY RESOLVED THAT a copy of this resolution be forwarded to the Premier Doug Ford, the Association of Municipality in Ontario, the Rural Ontario Municipalities Association, the Federation of Northern Ontario Municipalities, the Municipal Property Assessment Corporation, and all municipalities in Ontario for their consideration, to make proper changes as quickly and efficiently as possible.

RESOLUTION RESULT	RECORDED VOTE		
☑ CARRIED	MAYOR AND COUNCIL	YES	NO
☐ DEFEATED	Mitch Hatfield		
☐ TABLED	Cathy Cannon		
☐ RECORDED VOTE (SEE RIGHT)	Melanie Pilon		
☐ PECUNIARY INTEREST DECLARED	Jim Hoffmann		
☐ WITHDRAWN	Joseph Opato		

MAYOR – MELANIE PILON	CLERK – MAURY O'NEILL
M Pilon	Maury O'Neill

AMO Policy Update – 2024 Housing Targets in Ontario

Ontario is in a housing crisis and municipalities are doing everything in their power to increase housing supply and affordability while working towards the province's ambitious target of building 1.5 million homes over 10 years. This year's housing starts are predicted to be lower than provincial government targets and many may blame municipalities. AMO knows this is not true and has [defended against] reports or associations that have blamed municipal approval timelines and development charges as key issues in explaining declining housing starts.

As 2024 numbers are finalized, it will be important to remember that Ontario's housing market is complex and under pressure from unanticipated population growth, interest rates, labour shortages and inflation that has outstripped wages. AMO has produced a [resource] to help lay out myth from reality to show that the solution to the housing affordability crisis will be found through collaboration between the province, municipalities, the development industry, and through industry innovation.

This policy update is also available on AMO's Website.

155 University Ave Suite 800 | Toronto, ON M5H 3B7 CA

November 25, 2024

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

Sent by Email

Dear: Honorable Doug Ford

RE: Establishment of an Ontario Rural Road Safety Program.

The Council of the Corporation of Tay Valley Township at its meeting on November 19th, 2024, adopted the following resolution:

RESOLUTION #C-2024-11-22

MOVED BY: Fred Dobbie
SECONDED BY: Marilyn Thomas

"WHEREAS, official statistics from the Government of Ontario confirm that rural roads are inherently more dangerous than other roads;

AND WHEREAS, despite only having 17% of the population, 55% of the road fatalities occur on rural roads;

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

AND WHEREAS, preventing crashes reduces the burden on Ontario's already strained rural health care system;

AND WHEREAS, roadway collisions and associated lawsuits are significant factors in runaway municipal insurance premiums

AND WHEREAS, preventing crashes can have a significant impact in improving municipal risk profiles;

Tay Valley Township
217 Harper Road, Tay Valley, Ontario K7H 3C6
www.tayvalleytwp.ca
Phone: 613-267-5353 or 800-810-0161 Fax: 613-264-8516

NOW THEREFORE BE IT RESOLVED THAT, Tay Valley Township requests that the Government of Ontario take action to implement the rural road safety program that Good Roads has committed to lead, which will allow Ontario's rural municipalities to make the critical investments needed to reduce the high number of people being killed and seriously injured on Ontario's rural roads;

THAT, a copy of this resolution be forwarded to Premier Doug Ford, Honorable Prabmeet Sarkaria, Minister of Transportation, Honorable King Surma, Minister of Infrastructure, Honorable Rob Flack, Minister of Agriculture, Honorable Lisa Thompson, Minister of Rural Affairs, Honorable Trevor Jones, Associate Minister of Emergency Preparedness and Response, and Honorable Sylvia Jones, Minister of Health, and Good Roads;

AND THAT, this resolution be circulated to all municipalities in Ontario requesting their support."

ADOPTED

If you require any further information, please do not hesitate to contact the undersigned at (613) 267-5353 ext. 130 or deputyclerk@tayvalleytwp.ca

Sincerely,

Aaron Watt

Aaron Watt, Deputy Clerk

cc: Honorable Prabmeet Sarkaria, Minister of Transportation,
Honorable King Surma, Minister of Infrastructure,
Honorable Rob Flack, Minister of Agriculture,
Honorable Lisa Thompson, Minister of Rural Affairs,
Honorable Trevor Jones, Associate Minister of Emergency Preparedness and Response,
Honorable Sylvia Jones, Minister of Health,
Thomas Barakat, Good Roads Manager of Public Policy & Government Relations,
All Municipalities in Ontario.

The City of Niagara Falls, Ontario

Resolution

November 12, 2024

No. 18 – Strengthening Existing System of Mandatory Mental Health Care

Moved by: Mayor Jim Diodati

Seconded by: Councillor Ruth-Ann Nieuwesteeg

- **Whereas** many Ontario mayors are asking the Province of Ontario to strengthen the existing system of mandatory mental health care and to expand service to treat those with severe and debilitating addictions; and

- **Whereas** risk to public safety is unacceptable; and

- **Whereas** illegal activity and disruptive public behaviours take place openly, including drug use, solicitation, prostitution, human trafficking and have been witnessed by and tolerated by residents as the authorities have no available recourse; and

- **Whereas** discarded, used drug needles, defecating and urinating on public property, setting fires to private and public property, theft and vandalism have become common practice in neighbouring areas; and

- **Whereas** vulnerable people need help to navigate supports with drug addictions, mental health and social support; and

- **Whereas** our community experienced the tragic death of a resident walking his dog in the park in broad daylight last month at the hands of someone who should have received needed treatment; and

- **Whereas** in the month of October alone the City of Niagara Falls received 29 encampment complaints, which, if allowed to remain unchallenged, could cost millions of tax dollars to deal with large scale clean-ups, rather than addressing the concerns in real time to prevent this from happening; and

- **Whereas** in 2023, the City of Niagara Falls invested more than $500,000 on encampment clean-up and related vandalism costs; and

- **Whereas** this is not a municipal responsibility but as a City we continue to incur significant costs without the correct legislative tools and government support to solve the core issues; and

- **Whereas** the chronically homeless population in the Niagara Region is approximately 647 people, just more than 0.1% of the populus, causing a disproportionate burden on families in our community; and

- **Whereas** every neighbourhood in our community has been affected, many businesses have moved and residents face daily ongoing challenges, seeing no marked improvement in the situation.

THEREFORE BE IT RESOLVED:

- The City of Niagara Falls join many other Ontario mayors who are asking Premier Doug Ford to use the Constitution's notwithstanding clause to give authorities and police more power to break up homeless encampments and force more people into mandatory drug and mental health treatment; and
    - To request trespass laws to be written to include jail time for "repetitive trespass" and to empower police to arrest repeat trespassers; and
    - To enact new legislation which would ban open drug use, similar to laws in place on alcohol; and
    - To establish a new court diversion system to redirect offenders toward rehabilitation and more appropriate supports; and
    - To request that the current Provincial Government act as an intervenor in court cases on encampments; and
    - To advocate for the position that courts should not be dictating homelessness policy; and
    - To request the government look at using every legal tool available to the Province to clear encampments and restore dignity and safety to public spaces; and
    - To ask for investment in 24-hour crisis centers to relieve pressures on emergency rooms and first responders; and

    - To consolidate appropriate funding with the Federal Government for the unhoused community where gaps exist; and
    - To establish a ministry and minister with appropriate funding and power as a single point of contact; and
    - To create open lines of communication between responsible and relevant Federal ministries, Provincial areas of responsibility and municipalities.
- That this be circulated to local area municipalities, Members of Parliament and Members of Provincial Parliament in Niagara, the Premier of Ontario and appropriate ministries and the Prime Minister.

.AND The Seal of the Corporation to hereto affixed. **Carried**

WILLIAM G.MATSON
CITY CLERK

JAMES M.DIODATI
MAYOR

TOWNSHIP OF
PUSLINCH
EST. 1850

Hon. Doug Ford
Premier of Ontario
VIA EMAIL:
premier@ontario.ca

Hon. Michael S. Kerzner
Minister of Solicitor General
VIA EMAIL:
minister.solgen@ontario.ca

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

November 25, 2024

Hon. Ted Arnott, MPP
VIA EMAIL:
ted.arnottco@pc.ola.org

Hon. Chrystia Freeland
Minister of Finance
VIA EMAIL:
chrystia.freeland@fin.gc.ca

Association of
Municipalities of Ontario
(AMO) amo@amo.on.ca

RE: Town of Petawawa Council resolution regarding Ontario Provincial Police Costs 2025 and Whitewater Region Council resolution regarding Ontario Provincial Police Costs 2025

Please be advised that Township of Puslinch Council, at its meeting held on November 6, 2024 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2024-383: Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the Consent Agenda items 6.6 and 6.7 listed for NOVEMBER 6, 2024 Council meeting be received for information; and

Whereas the Township of Puslinch is a second-tier small rural municipality that pays a disproportionate share of the upper tier policing costs; and

Whereas the Council of the Corporation of the Town of Petawawa supports Resolution No. 229 of the Municipality of Tweed and further calls on the Ontario Government to immediately implement sustainable funding for small rural municipalities by reabsorbing the cost of the Ontario Provincial Police Force back into the provincial budget with no cost recovery to municipalities;

Be it resolved that the Township of Puslinch supports the resolutions of the Council of the Corporation of the Town of Petawawa and the Council of the Municipality of Tweed and requests that the Province also provide financial assistance to second tier small municipalities to offset their disproportionate share of policing costs; and

And that staff be directed to circulate this resolution to Premier Doug Ford, Minister of Solicitor General, Minister of Finance, Speaker Arnott, and to the Association of Municipalities of Ontario and all Municipalities in Ontario.

CARRIED

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

Sincerely,

Justine Brotherston
Municipal Clerk

CC: All Ontario Municipalities

TOWN OF PETAWAWA
1111 Victoria Street, Petawawa, Ontario K8H 2E6
(613) 687-5536 email@petawawa.ca petawawa.ca

October 25, 2024

Premier Doug Ford
Legislative Building
Queen's Park
Toronto, ON M7A 1A1
Via email: premier@ontario.ca

Premier Ford:

RE: Ontario Provincial Police Costs 2025

Please be advised that at its meeting of October 21, 2024, Council of the Corporation of the Town of Petawawa endorsed the following resolution:

MOVED BY: James Carmody
SECONDED BY: Theresa Sabourin

That Council of the Corporation of the Town of Petawawa supports Resolution No. 229 of the Municipality of Tweed and further calls on the Ontario Government to immediately implement sustainable funding for small rural municipalities by reabsorbing the cost of the Ontario Provincial Police Force back into the provincial budget with no cost recovery to municipalities;

And further, that Council direct staff to circulate this resolution to Premier Doug Ford, Minister of Solicitor General, Minister of Finance, and to the Association of Municipalities of Ontario and all Municipalities in Ontario.

CARRIED

The Town of Petawawa appreciates the Province's attention to the financial challenges faced by small rural municipalities and looks forward to a collaborative solution.

Sincerely,

[redacted]

Colin Howard, Dipl.M.M., Bus.Admin.
Director of Legislative Services/Clerk

Encl: Municipality of Tweed Resolution No. 229

cc: The Honourable Michael Kerzner, Solicitor General
The Honourable Peter Bethlenfalvy, Minister of Finance
The Association of Municipalities of Ontario
All Municipalities of Ontario
Neil Nicholson, Mayor, Township of Whitewater Region

Municipality of Tweed Council Meeting
Council Meeting

Resolution No. 229
Title: Councillor P. Valiquette
Date: Tuesday, April 23, 2024

Moved by P. Valiquette
Seconded by J. Palmateer

WHEREAS it is apparent that the Ontario Government has overlooked the needs of small rural Ontario;

AND WHEREAS Ontario's small rural municipalities face insurmountable challenges to fund both upfront investments and ongoing maintenance of their capital assets including roads, bridges, water/ wastewater and municipally owned buildings including recreational facilities, libraries and other tangible capital assets;

AND WHEREAS small rural Ontario's operating needs consume the majority of property tax revenue sources;

AND WHEREAS small rural municipalities (of 10,000 people or less) are facing monumental infrastructure deficits that cannot be adequately addressed through property tax revenue alone;

AND WHEREAS in 2015 the provincial government moved to standardized billing for all non-contract O.P.P. (5.1) locations;

AND WHEREAS the Ontario Government has committed $9.1 billion to Toronto alone to assist with operating deficits and the repatriation of the Don Valley and Gardner Expressway; and $534 million to Ottawa for the repatriation of Hwy 174;

AND WHEREAS the annual cost of the Ontario Provincial Police, Municipal Policing Bureau for small rural non-contract (5.1) municipalities is approximately $428 million;

AND WHEREAS this annual cost is significantly less than the repatriation costs of the Gardiner Express Way, the Don Valley Parkway and Highway 174 (Ottawa Region) but provides a greater impact to the residents of the Province overall;

AND WHEREAS this will afford relief to small rural municipalities for both infrastructure and operating needs while having a minimal impact on the provincial budget;

NOW THEREFORE BE IT RESOLVED THAT The Municipality of Tweed call on the Ontario Government to immediately implement sustainable funding for small rural municipalities by reabsorbing the cost of the Ontario Provincial Police Force back into the provincial budget with no cost recovery to municipalities;

AND FURTHER, that Council direct staff to circulate this resolution to Premier Doug Ford (premier@ontario.ca), Minister of Solicitor General, Minister of Finance, and to the Association of Municipalities of Ontario (amo@amo.on.ca) and all Municipalities in Ontario.

WHITEWATER REGION

Council Members

Mayor Neil Nicholson
Deputy Mayor Cathy Regier
Councillors:
Mark Bell
Michael Moore
Chris Olmstead
Connie Tabbert
Joey Trimm

Certified True Copy

Wednesday, October 16, 2024

Re: Resolution - OPP Notice of Motion for funding support - Municipality of Tweed

At its meeting of October 16, 2024, the Council of the Township of Whitewater Region adopted the following resolution:

WHEREAS it is apparent that the Ontario Government has overlooked the needs of small rural Ontario;
AND WHEREAS Ontario's small rural municipalities face insurmountable challenges to fund both upfront investments and ongoing maintenance of their capital assets including roads, bridges, water / wastewater and municipally owned buildings including recreational facilities, libraries and other tangible capital assets:
AND WHEREAS small rural Ontario's operating needs consume the majority of property tax revenue sources;
AND WHEREAS small rural municipalities (of 10,000 people or less) are facing monumental infrastructure deficits that cannot be adequately addressed through property tax revenue alone;
AND WHEREAS in 2015 the provincial government moved to standardized billing for all non-contract D.P.P. (5.1) locations;
AND WHEREAS the Ontario Government has committed $9.1 billion to Toronto alone to assist with operating deficits and the repatriation of the Don Valley and Gardner Expressway; and $534 million to Ottawa for the repatriation of Hwy 174;

(613) 646-2282

P.O. Box 40,
44 Main Street
Cobden, ON
K0J 1K0

whitewaterregion.ca

AND WHEREAS the annual cost of the Ontario Provincial Police, Municipal Policing Bureau for small rural non-contract (5.1) municipalities is approximately $428 million;
AND WHEREAS this annual cost is significantly less than the repatriation costs of the Gardiner Express Way, the Don Valley Parkway and Highway 174 (Ottawa Region) but provides a greater impact to the residents of the Province overall;
AND WHEREAS this will afford relief to small rural municipalities for both infrastructure and operating needs while having a minimal impact on the provincial budget;
NOW THEREFORE BE IT RESOLVED THAT The Township of Whitewater Region call on the Ontario Government to immediately implement sustainable funding for small rural municipalities by reabsorbing the cost of the Ontario Provincial Police Force back into the provincial budget with no cost recovery to municipalities: AND FURTHER, that Council direct staff to circulate this resolution to Premier Doug Ford (premier@ontario.ca). Minister of Solicitor General, Minister of Finance, and to the Association of Municipalities of Ontario (amo@amo.on.ca), MPP John Yakabuski (john.yakabuskico@pc.ola.org) and all Municipalities in Ontario.

Carried as amended - Resolution #2024 - 5187

Sincerely,

[redacted]

Carmen Miller
Clerk/CEMC

Municipality of Tweed Council Meeting
Council Meeting

Resolution No. 588

Title: Ontario Good Roads Association

Date: Tuesday, November 12, 2024

Moved by J. Palmateer

Seconded by P. Valiquette

BE IT RESOLVED THAT Council support the Ontario Good Roads Association request for the Establishment of an Ontario Rural Road Safety Program;

AND FURTHER THAT Council direct staff to prepare a Resolution as follows:

WHEREAS official statistics from the Government of Ontario confirm that rural roads are inherently more dangerous than other roads;

AND WHEREAS, despite only having 17% of the population, 55% of the road fatalities occur on rural roads;

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

AND WHEREAS, preventing crashes reduces the burden on Ontario's already strained rural strained health care system;

AND WHEREAS, roadway collisions and associated lawsuits are significant factors in runaway municipal insurance premiums. Preventing crashes can have a significant impact in improving municipal risk profiles;

THEREFORE, BE IT RESOLVED THAT the Municipality of Tweed requests that the Government of Ontario take action to implement the rural road safety program that Good Roads has committed to lead. It will allow Ontario's rural municipalities to make the critical investments needed to reduce the high number of people being killed and seriously injured on Ontario's rural roads; and

FURTHER THAT a copy of this resolution be forwarded to Premier Doug Ford, Hon. Prabmeet Sarkaria, Minister of Transportation, Hon. Kinga Surma, Minister of Infrastructure, Hon. Rob Flack, Minister of Agriculture, Hon. Lisa Thompson, Minister of Rural Affairs, Hon. Trevor Jones, Associate Minister of Emergency Preparedness and Response, and Hon. Sylvia Jones, Minister of Health, and Good Roads; and

FURTHER THAT this resolution be circulated to all municipalities in Ontario requesting their support.

Carried

Municipality of Tweed Council Meeting
Council Meeting

Resolution No. 589
Title: Town of Aurora, Aurora, ON
Date: Tuesday, November 12, 2024

Moved by J. Palmateer
Seconded by P. Valiquette

BE IT RESOLVED THAT Council support the Mayor of the Town of Aurora request for the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding.

AND FURTHER THAT Council hereby adopts the following Resolution:

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

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

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

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

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

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

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

Be It Further Resolved That the Municipality of Tweed Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and

Be It Further Resolved That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and

Be It Further Resolved That copies of this resolution be forwarded to Prime Minister Justin Trudeau, MP Scott Fraser, Minister of Housing, Infrastructure and Communities, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament, Ric Bresee and Members of Provincial Parliament Shelby Kramp-Neuman and Minister of Infrastructure, Kinga Surma; and

Be It Further Resolved That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) and Rural Ontario Municipalities Association (ROMA) for their endorsement and advocacy.

Carried

Town of Saugeen Shores
600 Tomlinson Drive, P.O. Box 820
Port Elgin, ON N0H 2C0

Rainbow Registered
Arc-en-ciel Officiel

November 26, 2024

Sent via Email: Premier@ontario.ca

The Honourable Doug Ford
Premier of Ontario

Re: Town of Saugeen Shores Support Resolution for Intimate Partner Violence

Dear Premier Ford,

At the November 25, 2024, Regular Council meeting for the Town of Saugeen Shores, Council passed the following resolution:

> Whereas more than 4 in 10 Canadian women have experienced some form of intimate partner violence in their lifetime, and 1 in 10 experience it almost daily; and
>
> Whereas while one-third of men have also experienced intimate partner violence, women disproportionately experience the most severe forms. According to the Government of Canada, between 2014 and 2019 there were 497 cases of intimate partner homicide nationally and 80% of the victims were women; and
>
> Whereas rates of intimate partner violence are nationally 75% higher for rural women compared to urban women; and
>
> Whereas although IPV is not a pathogen, it is appropriate to label IPV as an epidemic because it has ripple effects causing future poor health outcomes for affected victims and their families, which negatively affect community health, policing, and social services resources; and
>
> Whereas in Saugeen Shores, police-reported Domestic Violence incidents increased between 2018/04/01 to 2024/04/01 by an average of 55.4%; and
>
> Whereas in Bruce and Grey Counties, domestic violence calls between 2018 and 2020 to police increased by 133%; and
>
> Whereas members of the Saugeen Shores Police have been enrolled in the collaborative Police Action on Intimate Partner Violence course, training which improves their policy and action to keep individuals, families, and communities safe; and
>
> Whereas all programs in the Grey-Bruce Health Unit, especially the clinical ones, have components to identify and report any type of violence, including IPV; and several family-

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saugeenshores.ca
@SaugeenShoresON

based programs actively and proactively work with individuals and families on early identification and prevention of IPV, as well as the Unit's collaboration with Bruce Grey Child and Family Services and police services, and

Whereas On January 8, 2024, Saugeen Shores Council supported the Town of Goderich's resolution to Declare Intimate Partner Violence as an Epidemic, and

Whereas it is critical for victims, family members, survivors, and others in our community to see Saugeen Shores' commitment to solving the problem of IPV by, among other actions, recognizing its severity.

Now be it resolved that the Town of Saugeen Shores recognizes the issues of intimate partner violence in rural communities as serious to the health and wellness of local families, and

That the Town of Saugeen Shores is committed to engaging with community partners to educate and support our residents about the seriousness of intimate partner violence in our community; and

That the Town of Saugeen Shores calls on the Standing Committee of Justice to hold hearings in the fall of 2024 on Bill 173, The Intimate Partner Violence Epidemic Act; and

That the Town of Saugeen Shores calls on the Province of Ontario to pass and implement Bill 173, The Intimate Partner Violence Epidemic Act; and

That this resolution be circulated to the Standing Committee on Justice-Clerk, Thushitha Kobikrishna; Chair Lorne Coe, Standing Committee on Justice, Premier Doug Ford, Minister of Health Sylvia Jones, Attorney General Doug Downey, Minister of Rural Affairs Lisa Thompson, Grey Bruce Medical Officer Dr. Arra, the Saugeen Shores Police Services, the Association of Municipalities of Ontario, and to all municipalities in Ontario.

Sincerely,

Dawn Mittelholtz,
Clerk

CC: Standing Committee on Justice-Clerk, Thushitha Kobikrishna
Standing Committee on Justice, Chair Lorne Coe
Minister of Health Sylvia Jones
Attorney General Doug Downey
Minister of Rural Affairs Lisa Thompson
Grey Bruce Medical Officer Dr. Arra
Saugeen Shores Police Services
Association of Municipalities of Ontario
Ontario Municipalities

Administration
Office of the Regional Clerk
1815 Sir Isaac Brock Way, PO Box 1042, Thorold, ON L2V 4T7
Telephone: 905-980-6000 Toll-free: 1-800-263-7215 Fax: 905-687-4977
www.niagararegion.ca

November 26, 2024

CL 16-2024, November 21, 2024
BRCOTW 4-2024, November 7, 2024
CSD 48-2024, November 7, 2024

LOCAL AREA MUNICIPALITIES

SENT ELECTRONICALLY

2025 Water and Wastewater Operating Budget, Rate Setting and Requisition
CSD 48-2024

Regional Council, at its meeting held on November 21, 2024, passed the following recommendation of its Budget Review Committee of the Whole:

That Report CSD 48-2024, dated November 7, 2024, respecting 2025 Budget – Water and Wastewater Operating Budget, Rate Setting and Requisition, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That the 2025 Water & Wastewater net operating base budget increase of $5,751,426 (or 3.72%) plus $11,160,869 (or 7.22%) for capital financing over the 2024 operating budget **BE APPROVED**;
2. That an increase of $2,053,502 (or 1.33%) over the 2024 operating budget **BE APPROVED** to support additional staffing resources for service delivery;
3. That the 2025 Water Operations gross operating budget of $57,615,260 and net budget in the amount of $57,071,267 for the Water Budget, Rates and Requisition **BE APPROVED**;
4. That the proposed fixed water requisition shown in Appendix 3 of Report CSD 48-2024, based on 25% of the Region’s water net operating budget for the year and divided by 12 to determine the monthly charge, to be billed to each of the serviced Local Area Municipalities starting January 1, 2025, apportioned based on their previous three year’s average water supply volumes, **BE APPROVED**;
5. That the Region’s proposed 2025 variable water rate of $0.751 shown in Table 2 of Report CSD 48-2024, to be effective January 1, 2025 and calculated by taking 75% of the Region’s water net operating budget and dividing by the estimated supply volume, to be billed on a monthly basis to each serviced Local Area Municipality based on the previous month’s metered flows, **BE APPROVED**;

6. That the 2025 Wastewater Operations gross operating budget of $121,023,619 and net budget in the amount of $116,477,200 for the Wastewater Budget, Rates and Requisition **BE APPROVED**;
7. That the proposed 2025 fixed wastewater requisition as shown in Appendix 5 of Report CSD 48-2024, based on 100% of the Region's net operating budget for the year and divided by 12 to determine the monthly charge, to be billed to each of the Local Area Municipalities starting January 1, 2025, apportioned based on their previous three year's average wastewater supply volumes, **BE APPROVED**;
8. That the 2025 wastewater monthly bills **INCLUDE** the reconciliation for the 2023 net requisition allocation based on actual wastewater flows versus the estimated flows, as shown in Appendix 6 of Report CSD 48-2024;
9. That the necessary by-laws **BE PREPARED** and **PRESENTED** to Council for consideration; and
10. That a copy of Report CSD 48-2024 **BE CIRCULATED** to the Local Area Municipalities.

A copy of Report CSD 48-2024 and applicable by-laws are enclosed.

Yours truly,

Ann-Marie Norio
Regional Clerk
:ab

CLK-C 2024-119

cc: B. Brens, Associate Director, Budget Planning & Strategy
M. Raquion, Director, Financial Management & Planning/ Deputy Treasurer
D. Carnegie, Acting Commissioner/ Treasurer, Corporate Services
K. Beach, Executive Assistant, Commissioner/ Treasurer, Corporate Services

Subject: 2025 Budget – Water and Wastewater Operating Budget, Rate Setting and Requisition

Report to: Budget Review Committee of the Whole

Report date: Thursday, November 7, 2024

Recommendations

1. That the 2025 Water & Wastewater net operating base budget increase of $5,751,426 (or 3.72%) plus $11,160,869 (or 7.22%) for capital financing over the 2024 operating budget **BE APPROVED**;

2. That an increase of $2,053,502 (or 1.33%) over the 2024 operating budget **BE APPROVED** to support additional staffing resources for service delivery;

3. That the 2025 Water Operations gross operating budget of $57,615,260 and net budget in the amount of $57,071,267 for the Water Budget, Rates and Requisition **BE APPROVED**;

4. That the proposed fixed water requisition shown in Appendix 3 of Report CSD 48-2024, based on 25% of the Region's water net operating budget for the year and divided by 12 to determine the monthly charge, to be billed to each of the serviced Local Area Municipalities starting January 1, 2025, apportioned based on their previous three year's average water supply volumes, **BE APPROVED**;

5. That the Region's proposed 2025 variable water rate of $0.751 shown in Table 2 of Report CSD 48-2024, to be effective January 1, 2025 and calculated by taking 75% of the Region's water net operating budget and dividing by the estimated supply volume, to be billed on a monthly basis to each serviced Local Area Municipality based on the previous month's metered flows, **BE APPROVED**;

6. That the 2025 Wastewater Operations gross operating budget of $121,023,619 and net budget in the amount of $116,477,200 for the Wastewater Budget, Rates and Requisition **BE APPROVED**;

7. That the proposed 2025 fixed wastewater requisition as shown in Appendix 5 of Report CSD 48-2024, based on 100% of the Region's net operating budget for the year and divided by 12 to determine the monthly charge, to be billed to each of the

Local Area Municipalities starting January 1, 2025, apportioned based on their previous three year's average wastewater supply volumes, **BE APPROVED**;

8. That the 2025 wastewater monthly bills **INCLUDE** the reconciliation for the 2023 net requisition allocation based on actual wastewater flows versus the estimated flows, as shown in Appendix 6 of Report CSD 48-2024;

9. That the necessary by-laws **BE PREPARED** and **PRESENTED** to Council for consideration; and

10. That a copy of Report CSD 48-2024 **BE CIRCULATED** to the Local Area Municipalities.

Key Facts

- The proposed Water net budget represents a $3.8 million increase, or 7.06% over 2024; the proposed Wastewater net budget represents a $15.2 million increase, or 15.01% over 2024, for a combined Water & Wastewater budget increase of 12.27% as shown in Table 1.

- Key drivers to the 2025 budget include: reinstatement of the historical CSO program budget, inflation, contract pressures, people strategy support, required repairs and maintenance on equipment and facilities, building condition assessments and the inclusion of additional hauled sewage revenues.

- The 2025 Budget Strategy proposed a total Water and Wastewater budget increase of 12.59% (4.11% for base budget expenditures, 7.22% for capital financing and 1.26% for program changes), however the revised budget estimates, primarily related to incremental hauled sewage revenue included in base services, has decreased the proposed combined increase to 12.27% (3.72% for base budget expenditures, 7.22% for capital financing and 1.33% for program changes)

- The approved 2021 Asset Management Plan (AMP) recommends a yearly increase of 7.22% on the combined water and wastewater rate and requisition for enhanced capital financing over a 10 year period to work towards achieving asset sustainability in the future which has been included in the proposed 2025 Water and Wastewater operating budget.

- The 2025 Budget includes a number of incremental staff to assist in service delivery and risk mitigation which are identified in recommendation 2 (See Appendix 7 to Report CSD 48-2024 for a list of the proposed staffing positions).

- The requisition methodology conforms to Council's approved cost recovery methodology from 2011, which was reaffirmed through Report CSD 61-2015, on July 2, 2015. The methodology apportions to the LAMs water at 75% variable rate and 25% as a fixed component and wastewater 100% fixed. The current methodology will be subject to review in 2025 based on feedback received from LAM partners.

- The proposed variable water rate is increased to $0.751 (2024 = $0.701) attributed to the budget increase with no projected change in water flows for 2025.

Financial Considerations

The Water and Wastewater Division's proposed 2025 net budget amount of $173.5 million represents a $19.0 million net increase or 12.27% (3.72% for base operating, 7.22% for enhanced capital financing, and 1.33% for staffing program changes) from the 2024 budget, as shown in Table 1. The total net cost related to the Water program is $57.1 million, representing a net increase of $3.8 million, or 7.06% from 2024. The remaining $116.5 million relates to the Wastewater program, which has increased by $15.2 million, or 15.01% from 2024. The proposed gross budget and comparison to the 2024 net budget are outlined in Table 1.

Table 1 – Summary of Proposed Water and Wastewater Budget (in millions)

Water & Wastewater 2025 Budget Summary	Water ($)	Wastewater ($)	Total ($)
2024 Net Requisition	53.3	101.3	154.6
2025 Budget:			
Total Operating Expenses	26.3	62.5	88.8
Business Support	2.6	4.2	6.8
Reserve Transfer & Debt Charges	26.2	43.6	69.8
2025 Base Gross Budget Total	55.1	110.3	165.4
Less: Revenues	(0.5)	(4.5)	(5.0)
2025 Net Base Budget	54.5	105.8	160.3
% Change	**2.28%**	**4.48%**	**3.72%**
Enhanced Capital Financing (7.22%)	2.3	8.9	11.2
Program Changes – Staffing (1.33%)	0.3	1.8	2.1
2025 Net Requisition	57.1	116.5	173.6
Percentage Change	**7.06%**	**15.01%**	**12.27%**

Analysis

The 2025 Water and Wastewater budgets were developed giving consideration to current inflation, historical results (2023 actuals, 2024 forecast), operational concerns, legislative compliance, standard operating procedures and cross-divisional and corporate business support costs. The 2025 recommended budget is lower than the Budget Strategy estimated budget increase of 12.59% primarily due to the inclusion in the base budget of additional hauled sewage revenue in the amount of $0.9 million. The inclusion of this incremental revenue was not factored into the Water and Wastewater 2025 Budget Strategy anticipated budget increase. This is discussed further below in the "Budget for Base Services" section of Report CSD 48-2024.

Budget for Base Services

The 2025 Budget Strategy estimated a base services increase of $6.4 million (4.11%) on the 2024 Water and Wastewater combined rate and requisition. The 2025 Budget Strategy considered the impact of base services including chemical costs, repairs and maintenance, biosolids haulage, utilities and labour related costs. The actual proposed increase for base services is $5.8 million (3.72%) or a difference of $0.6 million (0.39%) from the 2025 Budget Strategy.

The 2025 Budget Strategy did not contemplate a new multi-rate cost recovery structure for hauled sewage revenues introduced at the September Public Works Committee meeting via Report PW 26-2024. Staff have included $0.9 million of incremental hauled sewage revenues in the proposed 2025 operating budget in alignment with the new multi-rate cost recovery structure outlined in Report PW 26-2024. If this incremental revenue was not included in the 2025 Water and Wastewater operating budget, an additional 0.58% would be added to the base services pressures for a total increase of 4.30% to those pressures and overall increase to the proposed 2025 rate and requisition of 12.85%. The difference between the 2025 Base Budget Strategy (4.11%) and the actual proposed 2025 base budget increase excluding the incremental hauled sewage revenue (4.30%) is approximately $0.3 million. This is primarily a result of additional budget for necessary repairs and maintenance activities on aging equipment and facilities in excess of the original 2025 Budget Strategy estimates.

Given the largely fixed cost nature of the operations (i.e., chemicals, utilities, biosolids haulage and disposal, property tax, previously approved debt charges), inflationary impacts on program delivery have been significant with limited opportunity for budget mitigation without risking core service delivery. Of the total gross budget amount of $178.6 million for 2025, approximately 94% of the total amount is fixed as it relates to treatment of Water and Wastewater and capital financing. The remaining 6% can be classified as discretionary expenditures that does not specifically relate to Water/Wastewater treatment (i.e., CSO grants, certain building maintenance such as snow removal and grass cutting).

The base pressures to the budget of $5.8 million (3.72%) are largely due to the following:

- $1.0 million net increase in the CSO Program. This would increase the gross program budget from $2 million to $4 million with 50% of the gross costs funded by Development Charges
- $1.4 million or 4.8% increase to labour related costs as per current labour contracts and policies
- $0.8 million or 8.48% increase in chemical costs as a result of contractual price increases and an increase in consumption
- $0.4 million or 9.29% increase in grounds/building repairs and maintenance due to contractual increases
- $0.7 million or 11.56% increase in equipment repairs and maintenance due to rising costs and an increase demand in repairing aging infrastructure
- $0.7 million or 5.39% inflationary increases in utilities and property taxes

- $0.7 million or 7.95% increase for Regional sludge disposal primarily due to anticipated increases in the annual contract rate and haulage volumes
- $0.4 million or 44.0% increase in external consulting to support building condition assessments critical for optimal asset management of Water and Wastewater infrastructure

The base pressures noted above were partially offset by identified savings noted below:

- $0.9 million increase in hauled sewage revenue charged under a proposed multi-rate cost recovery fee structure for commercial and residential customers as per report PW 26-2024

Budget for Capital Financing

In October 2023, Council endorsed a 5.15% annual contribution to capital increase in alignment with the Safe Drinking Water Act (SDWA) Financial Plan for the 2024 budget. The SDWA Financial Plan proposed yearly budget increases of 5.15% for capital and a 2% increase for other operating expenses over a 10 year period. Per the 2021 AMP, achieving capital sustainability requires an annual capital contribution increase of 7.22% to the combined Water and Wastewater rate and requisition over a ten year period. When developing the updated SDWA Financial Plan, staff proposed a contribution to capital increase less than the 2021 AMP recommendation in recognition of ratepayer affordability, staffing and supply chain issues.

While the capital program has been progressing toward sustainability, an increase in backlog, replacement values, and revised capital project estimates require budget increases in excess of those proposed in the SDWA Financial Plan. The 2023 SDWA Financial Plan identified that with a yearly budget increase of 5.15% contributions to capital, approximately $648 million of Water and Wastewater capital proposed in the AMP would still need to be deferred.

Staff have begun working on the 2025 AMP and early indications show a continued decline in the state of assets along with increased renewal costs since the previous 2021 AMP and the SDWA Financial Plan. The requirement to continue to increase investment to adequately sustain the water and wastewater system are real and present. The 2025 AMP will propose levels of service and financing strategies, including contributions to capital, to be reflected in future budgets.

In anticipation of the 2025 AMP recommendations, staff are proposing an incremental contribution to capital of 7.22% in alignment with the 2021 AMP for the 2025 operating budget. This contribution to capital rate from 2025-2032 would provide approximately $168 million more in capital funding compared to the SDWA Financial Plan contribution to capital recommendation of 5.15% as shown in Appendix 2 to CSD 48-2024.

Program Changes – Staffing

The recommended 2025 Water and Wastewater operating budget includes the request for 20.4 incremental permanent full-time equivalent (FTE) staff on a path towards minimum staff levels to support program delivery, focus on preventative maintenance activities, compliance with regulators, an increasing capital portfolio, and best industry health and safety practices. These resources result in an incremental budget impact of $2.1 million (1.33% of the 2024 Water and Wastewater budget). Appendix 7 details the position titles, rationale for positions, and budget related impacts per position.

Reserves and Debt

Operating reserves - The Water and Wastewater Divisions utilize stabilization reserves to mitigate operating deficits and fund one-time expenditures. The Wastewater Stabilization Reserve is forecasted to have a balance at the end of 2024 in the amount of $0.1 million and the Water Stabilization Reserve is forecasted to have a balance of $4.0 million. Based on the reserve targets of 10% to 15% of operating expenses, the minimum 2025 target for these reserves is $7.9 million and $3.0 million respectively for Wastewater and Water. The Wastewater Stabilization Reserve is considered underfunded and could impact the ability to mitigate risks.

Capital reserves - The projected annual capital reserve contributions until 2032 based on the 2021 AMP recommendations have been included in Appendix 2 to Report CSD 48-2024. This Appendix also includes the projected annual capital reserve contributions until 2032 based on 2023 SDWA Financial Plan recommendation for comparison.

Debt - Council previously approved debt of $253 million for South Niagara Falls WWTP with $75.56 million to be funded from the Wastewater rates and the balance from Development Charges. In accordance with Budget Policy, the 2025 budget includes the debt charge placeholder of $4.6 million which will be used on an annual basis to substitute the rate supported debt approved for the project until project is complete, and debentures issued in approximately 2029. This strategy was supported by Council with the approval of the 2024 Water and Wastewater operating budget recommendations. This will reduce rate supported debt from $75 million to approximately $45 million by 2029 and will allow previously initiated funding for the project of $38 million to be largely funded with reserve as a risk mitigation measure to the reliance on outstanding Federal and Provincial contribution required to move construction forward. The strategy continues to allow for future debt charges to be reduced, may mitigate increased project capital costs/inflation, manage overall Regional debt capacity and provide greater operating budget flexibility.

Water Requisition

Fixed Water - As per Council's approved methodology, $14,267,817 (25%) of the net Water budget will be recovered from fixed monthly requisitions to the local municipalities based on historical flows. Appendix 3 to Report CSD 48-2024 summarizes the fixed amounts to be billed to each LAM based on this methodology.

The historical water flows and percentages utilized are included in Appendices 3 and 4 to Report CSD 48-2024. This annual amount based on the historical flows is then divided by 12 to determine the monthly charge to be billed to each of the services LAMs starting January 1, 2025. Also included as part of Appendix 3 to Report CSD-48-2024 is the annual impact on the fixed water requisition between 2024 and 2025 for each LAM.

Variable Water - The remaining $42,803,450 (75%) will be charged through the variable rate. The recommended variable rate of $0.751 per cubic metre as outlined in Table 3 is based on a water forecast using the past three year average flows. Despite growth for the Region in recent years the flow estimates are still volatile and are dependent on weather conditions. The resulting estimate for 2025 is an overall volume consistent with the amount used for the 2024 budget. An overview of the water trends and related risk is outlined in more detail in Appendix 4 to Report CSD 48-2024. The proposed variable water rate increase is $0.0499 (7.12%) (2024 = $0.701) which is attributed only to the budget increase.

Table 3 – Variable Water Rate for 2025 Net Budget

2025 Variable Water Rate	$/Volume
Variable Allocation (75% x $57,071,267)	$42,803,450
2025 Water Flow Forecast (m^3)	57,000,000
Variable Rate ($\$/m^3$)	$0.751

Wastewater Requisition

The wastewater net requisition is recovered 100% from fixed monthly requisitions to the local municipalities, apportioned based on the historical three year average flows. The annual amount is divided by twelve to determine the monthly charge to each of the serviced LAMs starting January 1, 2025. Appendix 5 to Report CSD 48-2024 provides the fixed amounts to be billed to each LAM based on this methodology as well as the historical wastewater flows and apportionments and the comparison of the fixed wastewater requisition amount between 2024 and 2025 for each LAM.

As per Council's approved cost recovery methodology, the 2025 monthly Wastewater charges will include reconciliation of the 2023 Wastewater requisition payments. Municipal 2023 rebates or charges will be based on their respective share of actual flows versus the estimated share used to initially allocate the 2023 charges. This reconciliation results in a total of $347,514 in payments to, and $347,514 in rebates from, the local municipalities included as Appendix 6 to Report CSD 48-2024. Tables outlining the calculation of the reconciliation and the total charge including the 2025 requisition and 2023 reconciliation by local municipality have been included in Appendix 6 to Report CSD 48-2024 as well.

Multi-Year Forecast

Staff have prepared the multi-year forecast using the 7.22% annual contribution to capital increase recommended in the 2021 AMP as well as inflationary impacts of other operating expenditures. The forecast reflects annual increases of 9.24% in 2026 and 8.86% in 2027. The key assumptions impacting the multi-year forecast are the continued investments in the People Strategy, inflation on contracted services and supplies, and annual increases of contributions to capital of 7.22% as noted above. The recommended contributions to capital will change with the 2025 AMP and will be considered as part of future budget processes. There are many assumptions and unknowns included in these forecasts, and staff will re-evaluate the long-term budget and capital strategies with the budget cycle each year.

It is important to note that the Water and Wastewater division is currently undergoing a number of studies on process and procedure optimization in its various sections. These studies will provide further recommendations on incremental resources to be considered as part of future budget processes. Staff will bring forth these recommendations from these studies once known. As these recommendations are unknown at this time, estimates have not been quantified or included as part of the multi-year operating budget.

Risks & Opportunities

- Unanticipated equipment and underground infrastructure failure may impact repairs and maintenance expenditures which are becoming more frequent given the age and condition of the infrastructure. The Wastewater Stabilization Reserve is underfunded which limits the ability to mitigate these impacts.

- Inflation and/or global supply chain challenges may have a budget impact on expenditures required to support program delivery.

- The implementation of a multi-rate cost recovery fee structure for commercial and residential hauled sewage customers is contingent on Council approval of the fees and charges by-law in December 2024. Should these fees not be approved, the budgeted incremental revenues from these amounts will need to be mitigated throughout 2025.

- Water/wastewater flows are weather dependent creating volatility in treatment costs and directly impact the variable portion of the water rate billed to LAM's

Alternatives Reviewed

The 2025 budget is in alignment with the budget strategy received by Council to sustain core services and maintain base service delivery.

At the discretion of the Council, programs can be identified for elimination from or addition to the budget. If this action is taken, staff request the opportunity to provide impacts/ risks with these decisions.

Relationship to Council Strategic Priorities

The 2025 Water and Wastewater proposed budgets support Council's strategic priorities of Effective Region by delivering fiscally responsible and sustainable services.

Other Pertinent Reports

PW 45-2023 Safe Drinking Water Act Financial Plan
(https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=6018a681-cfa7-46df-a06b
7c56447bcf99&Agenda=Agenda&lang=English&Item=15&Tab=attachments)

PW 39-2020 South Niagara Falls WWTP Update
(https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=f8747f43-9163-45b8-b0aa-6bd3e7d59a34&Agenda=Agenda&lang=English&Item=11)

PW 39-2021 South Niagara Falls Wastewater Treatment Plant- Budget and Property
(https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=456972bd-bf1e-4aa0-afac-55d158224dd3&Agenda=Merged&lang=English&Item=11)

CSD 29-2024 2025 Budget Strategy
(https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=5ea2c44e-e03a-4ef1-91b8-f5f6a188db45&Agenda=Agenda&lang=English&Item=13&Tab=attachmentst)

PW 26-2024 Hauled Sewage Rate Setting
(https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=5976cbfd-e4c5-49ed-9647-7b39d5dd7d97&Agenda=Merged&lang=English&Item=14&Tab=attachments)

CSD 7-2022 2021 Corporate Asset Management Plan
(https://www.microsoft.com/en-us/edge/welcome?mb05=true&form=MT004S&slide=ie-mode&esf=1)

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Prepared by:
Beth Brens
Associate Director, Budget Planning & Strategy
Corporate Services

____

Recommended by:
Dan Carnegie
Acting Commissioner/Treasurer
Corporate Services

____

Submitted by:
Ron Tripp, P.Eng.
Chief Administrative Officer

This report was prepared by Dan Ane, Senior Program Financial Specialist and reviewed by Renee Muzzell, Manager, Program Financial Support, Melanie Steele, Associate Director Reporting and Analysis, Phill Lambert, Director, Water & Wastewater and Terry Ricketts, Commissioner, Public Works.

Appendices

Appendix 1	2025 Water and Wastewater Schedule of Revenues and Expenditures by Object of Expenditure
Appendix 2	Forecasted Water and Wastewater Transfers to Capital Reserves
Appendix 3	Fixed Water Requisition by Municipality
Appendix 4	Water Volume Analysis
Appendix 5	Fixed Wastewater Requisition by Municipality
Appendix 6	Wastewater Flows by LAM, and 2023 Fixed Wastewater Requisition Including Reconciliation by Municipality
Appendix 7	Water and Wastewater 2025 Program Changes - Staffing

2025 Water and Wastewater Schedule of Revenue and Expenditures by Object of Expenditure

Object of Expenditure	2024 Water Budget Total ($)	2024 Wastewater Budget Total ($)	2024 Combined Total ($)	2025 Water Budget Total ($)	2025 Wastewater Budget Total ($)	2025 Combined Total ($)	Combined Total Variance ($)	Total Combined Variance (%)	Note
A_40000AB Compensation	8,721,339	12,634,052	21,355,391	9,167,033	14,603,786	23,770,819	2,415,428	11.3%	(1)
A_41000AB Administrative	495,276	1,192,850	1,688,126	522,757	769,632	1,292,389	(395,737)	(23.4%)	(2)
A_44000AB Operational & Supply	3,139,508	16,695,419	19,834,927	3,292,643	18,059,924	21,352,567	1,517,640	7.7%	(3)
A_50000AB Occupancy & Infrastructure	5,994,936	12,189,751	18,184,687	6,265,455	12,989,978	19,255,433	1,070,746	5.9%	(4)
A_52000AB Equipment, Vehicles, Technology	1,701,453	3,824,099	5,525,552	1,501,731	4,600,904	6,102,635	577,083	10.4%	(5)
A_56000AB Partnership, Rebate, Exemption	91,850	2,000,000	2,091,850	96,900	4,000,000	4,096,900	2,005,050	95.9%	(6)

2025 Water and Wastewater Schedule of Revenue and Expenditures by Object of Expenditure

Object of Expenditure	2024 Water Budget Total ($)	2024 Wastewater Budget Total ($)	2024 Combined Total ($)	2025 Water Budget Total ($)	2025 Wastewater Budget Total ($)	2025 Combined Total ($)	Combined Total Variance ($)	Total Combined Variance (%)	1RWH
A_75100AC Transfers To Funds	24,090,330	29,450,024	53,540,354	26,384,199	38,425,226	64,809,425	11,269,071	21.0%	(7)
A_60000AC Allocation Between Departments	862,667	1,142,710	2,005,377	1,053,891	1,326,049	2,379,940	374,563	18.7%	
A_60260AC Allocation Within Departments	4,163,080	6,830,602	10,993,682	4,626,910	7,993,457	12,620,367	1,626,685	14.8%	(1),(2), (8)
Gross Expenditure Subtotal	49,260,439	85,959,507	135,219,946	52,911,519	102,768,956	155,680,475	20,460,529	15.1%	
A_30000AB Taxation	(53,306,335)	(101,276,335)	(154,582,670)	(57,071,267)	(116,477,200)	(173,548,467)	(18,965,797)	12.3%	
A_32400AB By-Law Charges & Sales	(12,000)	(1,567,278)	(1,579,278)	(24,000)	(2,482,278)	(2,506,278)	(927,000)	58.7%	(9)

2025 Water and Wastewater Schedule of Revenue and Expenditures by Object of Expenditure

Object of Expenditure	2024 Water Budget Total ($)	2024 Wastewater Budget Total ($)	2024 Combined Total ($)	2025 Water Budget Total ($)	2025 Wastewater Budget Total ($)	2025 Combined Total ($)	Combined Total Variance ($)	Total Combined Variance (%)	1RWH
A_34950AB Other Revenue	(428,493)	(1,034,140)	(1,462,633)	(489,993)	(2,034,140)	(2,524,133)	(1,061,500)	72.6%	(10)
A_75000AC Transfers From Funds	0	(104,000)	(104,000)	(30,000)	(30,000)	(60,000)	44,000	(42.3%)	
Gross Revenue Subtotal	(53,746,828)	(103,981,753)	(157,728,581)	(57,615,260)	(121,023,618)	(178,638,878)	(20,910,297)	13.3%	
Net Expenditure (revenue) before indirect allocations	(4,486,389)	(18,022,246)	(22,508,635)	(4,703,741)	(18,254,662)	(22,958,403)	(449,768)	2.0%	
A_70000AC Indirect Allocation	2,377,423	3,890,478	6,267,901	2,602,501	4,215,875	6,818,376	550,475	8.8%	

2025 Water and Wastewater Schedule of Revenue and Expenditures by Object of Expenditure

Object of Expenditure	2024 Water Budget Total ($)	2024 Wastewater Budget Total ($)	2024 Combined Total ($)	2025 Water Budget Total ($)	2025 Wastewater Budget Total ($)	2025 Combined Total ($)	Combined Total Variance ($)	Total Combined Variance (%)	Note
A_70200AC Capital Financing Allocation	2,108,963	14,131,770	16,240,733	2,101,240	14,038,787	16,140,027	(100,706)	(0.6%)	
Allocation Subtotal	4,486,388	18,022,249	22,508,634	4,703,741	18,254,662	22,958,403	449,769	2.0%	
Net Expenditure (revenue) after indirect allocations	0	0	0	0	0	0	0	0	

FTE - Permanen			301.0	20.4
FTE - Temporary	3.9		4.0	0.1
FTE - Total	284.5		305.0	20.5
Student	2.0		2.0	

-

Notes:

(1) Base increases ($1.1M) in alignment with current labour contracts and policies. Includes $1.3M in additional program change staff allocated to the Wastewater division. All operating costs associated with Asset Management, Integrated Systems & Engineering are allocated to Water & Wastewater through an Allocation Within Department.

(2) Decline due to consulting engagements now funded in the Asset Management division instead of the Wastewater division as in the prior year. Offset with increase in Allocation Within Department.

(3) Increases due to usage trends and contractural pricing for chemicals ($0.8M) and sludge haulage/disposal ($0.7M)

(4) Includes inflationary increase in utilities and property taxes ($0.7M) and an increase in R&M buildings/grounds due to contractural price increases ($0.4M)

(5) Increase primarily related to R&M machinery due to aging infrasctructure and cost escalations

(6) Includes additional gross expenditures ($2.0M) to restore CSO program to $4M total

(7) Includes enhanced capital financing of $11.2M

(8) Increase in Allocation Within Department primarily due to additional consulting engagements budgeted in Assset Management - ($0.6M), as well as additional program change staff budgeted in Integrated Systems ($0.6M)

(9) Includes anticipated additional hauled sewage revenue ($0.9M) due to a multi rate structure

(10) Includes additional development charge revenue ($1.0 M) as a result of additional CSO gross expenditures

Forecasted Water and Wastewater Transfer to Capital Reserves ($Millions) - 7.22% Enhanced Capital Financing, 10 year
Table 1

Capital Financing ($M)	2024	2025	2026	2027	2028	2029	2030	2031	2032	Target Balance
Water	$24	$26	$29	$32	$35	$39	$42	$46	$50	$50
Wastewater	$29	$33	$43	$53	$65	$78	$92	$108	$125	$114
Total	**$54**	**$59**	**$72**	**$85**	**$100**	**$117**	**$134**	**$154**	**$175**	$164

Forecasted Water and Wastewater Transfer to Capital Reserves ($Millions) - 4.1% in 2024, 5.15% Enhanced Capital Financing, 50 year
Table 2

Capital Financing ($M)	2024	2025	2026	2027	2028	2029	2030	2031	2032	Target Balance
Water	$24	$26	$27	$29	$30	$32	$34	$36	$38	$37
Wastewater	$29	$30	$37	$45	$54	$63	$72	$82	$93	$85
Total	**$54**	**$56**	**$64**	**$74**	**$84**	**$95**	**$106**	**$118**	**$131**	$122
Difference		**$3**	**$8**	**$11**	**$16**	**$22**	**$28**	**$36**	**$44**	**$168**

Note - Forecasted transfers do not include the South Niagara Falls operating cost placeholder transferred to the capital reserve

CSD 48-2024
Appendix 3
November 7, 2024

Table 1 - Fixed Water Requisition by Municipality for 2025 Net Budget

Municipality	3-Year Avg. (%)	Allocation ($)	Monthly ($)
Fort Erie	8.21%	$1,172,068	$97,672
Grimsby	5.14%	$733,783	$61,149
Lincoln	4.49%	$641,261	$53,438
Niagara Falls	25.65%	$3,660,015	$305,001
Niagara-on-the-Lake	5.34%	$762,399	$63,533
Pelham	2.65%	$377,500	$31,458
Port Colborne	4.75%	$677,110	$56,426
St. Catharines	25.14%	$3,586,885	$298,907
Thorold	4.34%	$619,759	$51,647
Welland	12.64%	$1,803,388	$150,282
West Lincoln	1.64%	$233,649	$19,471
Total	**100%**	**$14,267,817**	**$1,188,985**

Table 2 - Water Flows by Municipality

Municipality	3-Year Avg. per 2024 By-law (ML)	3-Year Avg. per 2024 By-law (%)	3-Year Avg. per 2025 By-law (ML)	3-Year Avg. per 2025 By-law (%)
Fort Erie	4,510	8.16%	4,651	8.21%
Grimsby	2,950	5.34%	2,912	5.14%
Lincoln	2,516	4.55%	2,545	4.49%
Niagara Falls	13,837	25.03%	14,523	25.65%
Niagara-on-the-Lake	3,030	5.48%	3,025	5.34%
Pelham	1,502	2.72%	1,498	2.65%
Port Colborne	2,520	4.56%	2,687	4.75%
St. Catharines	13,834	25.03%	14,233	25.14%
Thorold	2,432	4.40%	2,459	4.34%
Welland	7,193	13.01%	7,156	12.64%
West Lincoln	947	1.71%	927	1.64%
Total	**55,272**	**100%**	**56,616**	**100%**

Table 3 - Fixed Water Requsition by Municipality

Municipality	2024 ($000)	2025 ($000)	Difference ($000)	Difference (%)
Fort Erie	1,087	1,172	85	7.83%
Grimsby	711	734	23	3.20%
Lincoln	607	641	34	5.64%
Niagara Falls	3,336	3,660	324	9.71%
Niagara-on-the-Lake	731	762	31	4.30%
Pelham	362	378	16	4.28%
Port Colborne	608	677	69	11.37%
St. Catharines	3,336	3,587	251	7.52%
Thorold	586	620	34	5.76%
Welland	1,734	1,803	69	4.00%
West Lincoln	228	234	6	2.48%
Total	**13,327**	**14,268**	**942**	**7.06%**

Water Volume Analysis

Flows in ML	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Projected Flows for Rate Setting	57,000	57,000	57,000	57,250	57,250	57,250	57,250	57,250	57,000	57,000
Actual Flows	58,800	56,986	58,491	55,458	55,517	54,065	56,239	56,474	57,475	N/A
Variance	1,800	-14	1,491	-1,792	-1,733	-3,185	-1,011	-776	475	N/A

The 2024 actual flows are estimated to finish the year slightly higher than projected flows (0.8%). The forecasted water usage in 2024 is estimated to total 57,475 ML.

The water volume forecast for 2025 has been prepared giving consideration to historical trends and current considerations with the same level of flows proposed in 2024 in line with the forecasted flows for the remainder of 2024.

2016 experienced drought conditions during the summer. 2018 flows represented a more typical summer weather year. 2017 and 2019 experienced very wet summers. 2022 and 2023 also experienced wetter than normal summers. The 2020 flows were impacted by a dry summer and COVD-19 shutdowns. The 2021 flows were impacted by a combination of a wet spring/summer and continued COVID-19 related shutdowns through the year.

Variation in water flows may also be experienced as a result of: capital repairs to address water loss at Region and Local levels, growth in user base, and increased conservation efforts.

Table 1 - Fixed Wastewater Requisition by Municipality for 2025 Net Budget

Municipality	3-Year Avg. (%)	Allocation ($)	Monthly ($)
Fort Erie	9.68%	$11,280,662	$940,055
Grimsby	5.47%	$6,367,322	$530,610
Lincoln	3.89%	$4,534,756	$377,896
Niagara Falls	19.90%	$23,183,235	$1,931,936
Niagara-on-the-Lake	4.34%	$5,055,585	$421,299
Pelham	2.08%	$2,420,883	$201,740
Port Colborne	5.22%	$6,080,856	$506,738
St. Catharines	26.50%	$30,861,246	$2,571,771
Thorold	6.39%	$7,438,751	$619,896
Welland	14.85%	$17,296,735	$1,441,395
West Lincoln	1.68%	$1,957,171	$163,098
Total	**100%**	**$116,477,200**	**$9,706,433**

Table 2 - Wastewater Flows by Municipality

Municipality	3-Year Avg. per 2024 By-law (ML)	3-Year Avg. per 2024 By-law (%)	3-Year Avg. per 2025 By-law (ML)	3-Year Avg. per 2025 By-law (%)
Fort Erie	7,239	10.13%	7,243	9.68%
Grimsby	2,985	4.18%	4,088	5.47%
Lincoln	3,210	4.49%	2,912	3.89%
Niagara Falls	13,640	19.09%	14,885	19.90%
Niagara-on-the-Lake	2,979	4.17%	3,246	4.34%
Pelham	1,449	2.03%	1,554	2.08%
Port Colborne	3,865	5.41%	3,904	5.22%
St. Catharines	19,446	27.21%	19,815	26.50%
Thorold	4,671	6.54%	4,776	6.39%
Welland	10,759	15.06%	11,106	14.85%
West Lincoln	1,218	1.71%	1,257	1.68%
Total	**71,462**	**100%**	**74,786**	**100%**

Table 3 - Fixed Wastewater Requisition by Municipality

Municipality	2024 ($000)	2025 ($000)	Difference ($000)	Difference (%)[1]
Fort Erie	10,260	11,281	1,021	9.95%
Grimsby	4,231	6,367	2,136	50.49%
Lincoln	4,549	4,535	(14)	-0.31%
Niagara Falls	19,330	23,183	3,853	19.93%
Niagara-on-the-Lake	4,221	5,056	835	19.77%
Pelham	2,054	2,421	367	17.86%
Port Colborne	5,478	6,081	603	11.01%
St. Catharines	27,559	30,861	3,302	11.98%
Thorold	6,620	7,439	819	12.37%
Welland	15,248	17,297	2,049	13.44%
West Lincoln	1,727	1,957	230	13.33%
Total	**101,276**	**116,477**	**15,200**	**15.01%**

Note:

(1) Municiplaities with increases above the average are generally the municipalities that have the highest assessment growth, meaning that average impact to be expected by the average user will be less than the percentage change noted in the requisition due to the relative increase in the number of users (i.e, properties).

Table 1 - Wastewater Flows by Municipality

Municipality	3-Year Avg. per 2023 By-law (ML)	2023 By-Law Period Actual Flows[1]
Fort Erie	7,086	7,142
Grimsby	2,699	4,395
Lincoln	2,980	2,963
Niagara Falls	12,808	15,285
Niagara-on-the-Lake	2,820	3,377
Pelham	1,379	1,598
Port Colborne	3,823	4,130
St. Catharines	20,106	19,805
Thorold	4,419	4,806
Welland	10,339	11,881
West Lincoln	1,258	1,339
Total	**69,717**	**76,722**

Table 2 - Wastewater Fixed Allocation Percentages

Municipality	3-Year Avg. per 2023 By-law (ML)	2023 By-Law Period Actual Flows[1]	Difference
Fort Erie	10.16%	9.31%	-0.86%
Grimsby	3.87%	5.73%	1.86%
Lincoln	4.27%	3.86%	-0.41%
Niagara Falls	18.37%	19.92%	1.55%
Niagara-on-the-Lake	4.04%	4.40%	0.36%
Pelham	1.98%	2.08%	0.10%
Port Colborne	5.48%	5.38%	-0.10%
St. Catharines	28.84%	25.81%	-3.03%
Thorold	6.34%	6.26%	-0.07%
Welland	14.83%	15.49%	0.66%
West Lincoln	1.80%	1.75%	-0.06%
Total	**100%**	**100%**	**0%**

Table 3 - Wastewater Fixed Allocation Charge Reconciliation ($000)

Municipality	3-Year Avg. per 2023 By-law (ML)[1, 2]	2023 By-Law Period Actual Flows[1]	Underpayment/ (Overpayment)[3]
Fort Erie	9,366	8,578	(788)
Grimsby	3,567	5,279	1,712
Lincoln	3,938	3,559	(379)
Niagara Falls	16,929	18,358	1,429
Niagara-on-the-Lake	3,727	4,056	329
Pelham	1,823	1,919	96
Port Colborne	5,053	4,961	(92)
St. Catharines	26,577	23,788	(2,789)
Thorold	5,841	5,773	(68)
Welland	13,666	14,270	604
West Lincoln	1,663	1,609	(54)
Total	**92,150**	**92,150**	**(0)**

Sum of Overpayment:	(4,170)
Percentage of Requisition	4.53%

Notes:
1 - 2023 By-law period to date consists of the 12 month period from January 2023 to
2 - Charges paid excludes payments made/rebates received for 2021 reconciliation
3 - Underpayments/(Overpayments) based on comparing 2 different allocation methodologies

Table 4 - Fixed Wastewater Requisition Including Reconciliation by Municipality Comparison

Municipality	Requisition 2024 By-law ($000)	Requisition 2025 By-law ($000)	Reconciliation 2024 By-law (2022 Rec.) ($000)	Reconciliation 2025 By-law (2023 Rec.) ($000)	Total Charge 2024 By-law ($000)	Total Charge 2025 By-law ($000)	Difference ($000)	Difference (%)
Fort Erie	10,260	11,281	(218)	(788)	10,042	10,493	451	4.49%
Grimsby	4,231	6,367	275	1,712	4,506	8,080	3,573	79.30%
Lincoln	4,549	4,535	786	(379)	5,335	4,156	(1,179)	-22.10%
Niagara Falls	19,330	23,183	1,193	1,429	20,523	24,613	4,090	19.93%
Niagara-on-the-Lake	4,221	5,056	343	329	4,564	5,384	820	17.97%
Pelham	2,054	2,421	137	96	2,191	2,517	326	14.89%
Port Colborne	5,478	6,081	(602)	(92)	4,876	5,989	1,113	22.82%
St. Catharines	27,559	30,861	(2,223)	(2,789)	25,335	28,072	2,737	10.80%
Thorold	6,620	7,439	643	(68)	7,263	7,371	107	1.48%
Welland	15,248	17,297	(151)	604	15,097	17,900	2,803	18.57%
West Lincoln	1,727	1,957	(183)	(54)	1,544	1,903	359	23.28%
Total	101,276	116,477	-	-	101,276	116,477	15,201	15.01%

Table 5 - 2023 Wastewater Reconciliation by Municipality

Municipality	Reconciliation ($)	Monthly Rebate ($)	Monthly Payment ($)
Fort Erie	(788,429)	(65,702)	
Grimsby	1,712,252		142,688
Lincoln	(379,228)	(31,602)	
Niagara Falls	1,428,992		119,083
Niagara-on-the-Lake	328,702		27,392
Pelham	96,756		8,063
Port Colborne	(91,592)	(7,633)	
St. Catharines	(2,788,445)	(232,370)	
Thorold	(68,347)	(5,696)	
Welland	603,460		50,288
West Lincoln	(54,121)	(4,510)	
Total	**-**	(347,514)	347,514

Position	FTE	Operating Impact $ (Millions)	Rationale for Position
Systems Maintenance Person	3.0	$0.28	Additional staff to support a preventative/performance-based maintenance model to ensure that assets will perform reliably to prevent sewage releases, basement flooding or non-compliance
Pumping Station Crews	4.0	0.44	Staffing resources to assist the WW section with providing reactive and preventative maintenance to Sewage Pumping Stations (SPS) sewage forcemains, odour control facilities and various CSO tanks within the wastewater collection system. Two (2) personnel would be allocated to support each of Area 2 and Area 3
Area 1 Operators	2.0	0.20	Addition of two (2) Wastewater Operators in Wastewater Area I to assist with compliance related issues currently being encountered at the Niagara Falls and Stevensville Lagoon Wastewater Facilities
NOTL Wastewater Operator	1.0	0.10	Addition of one (1) Wastewater Operator will allow the NOTL WWTP to be operated on a 24/7 basis. The NOTL and Crystal Beach plants have only been staffed 40 hours per week due to a lack of staff in the two areas. All other WWTP and WTPs in the Division are staffed 168 hours (24/7) per week
Crystal Beach Wastewater Operator	1.0	0.10	Addition of one (1) Wastewater Operator will allow the Crystal Beach WWTP to be operated on a 24/7 basis. The additional operator will supplement the current staff complement at the Crystal Beach WWTP in Fort Erie. Both the NOTL and Crystal Beach plants have only been staffed 40 hours per week due to a lack of staff in the two areas. All other WWTP and WTPs in the Division are staffed 24/7 (168 hours per week)
Senior Project Manager - WWW	1.0	0.05	The addition of one (1) full time Senior Project Manager to assist in delivering current and projected projects in Area 2
Project Manager	1.0	0.04	The addition of one (1) full time Project Manager is required to deliver the 2025 and beyond water and wastewater capital program

Water and Wastewater 2025 Program Changes - Staffing

Position	FTE	Operating Impact $ (Millions)	Rationale for Position
Laboratory Technician II	0.4	0.04	The request is to convert the part-time Lab Technician I position into a full-time Lab Technician II position to better suit the laboratory cross training with the other Lab Technician IIs and increase the collaboration effort with the laboratory group
Environmental Compliance Analyst	1.0	0.09	The position will analyze the testing results from samples collected by the Environmental Sampling Technician and Environmental Enforcement Officers to assist the supervisor in coordinating work and inspection efforts. The position will also assist the existing Compliance Supervisor and Compliance Analyst in meeting Provincial regulations
Environmental Sampling Technician	1.0	0.09	The addition of a sampling technician will assume the sampling workload from the 3 Environmental Enforcement Officers and allow them to concentrate on by-law enforcement activities
SCADA Technician	2.0	0.24	The demand for the SCADA group is higher than can be provided by the current complement of staff. The addition of 2 SCADA technicians will support SCADA implementation and technical upgrade activities in WWW facilities
W-WW Infrastructure Analyst	2.0	0.25	The Infrastructure Analysts will be responsible for servicing, maintaining and applying security patches to W-WW SCADA servers, viewnodes and network hardware. The requested 2 positions will also be responsible for installing and maintaining all Corporate IT hardware in Water/Wastewater facilities
Security Program Manager	1.0	0.13	The W-WW Security Program Manager will be responsible to manage and develop the W-WW security program , implement the Security Master Plan and to deliver the security capital works program
Totals	**20.4**	**$2.05**	

THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. 2024-75

A BY-LAW TO ADOPT THE 2025 WASTEWATER BUDGET AND SET THE REQUISITIONS TO BE CHARGED FOR WASTEWATER RECEIVED FROM THE LOWER-TIER MUNICIPALITIES FOR THE PERIOD OF JANUARY 1, 2025 TO DECEMBER 31, 2025

WHEREAS section 11 of the Municipal Act, 2001, S.O. 2001, c.25, provides that a municipality may pass by-laws respecting services and things that the municipality is authorized to provide;

WHEREAS section 390 of the Municipal Act, 2001, S.O. 2001, c.25, provides that the definition of a person includes a municipality;

WHEREAS section 391 of the Municipal Act, 2001, S.O. 2001, c.25, provides that a municipality is authorized to impose fees or charges on persons for costs payable by it for services or activities provided or done by or on behalf of any other municipality;

WHEREAS wastewater received from the lower-tier municipalities is a service provided by the Regional Municipality of Niagara on behalf of the lower-tier municipalities within the Niagara Region;

WHEREAS the Council of the Regional Municipality of Niagara passed By-Law No. 119-2011 which indicated that, consistent with the wastewater reconciliation methodology described in PWA 87-2011, a reconciliation adjustment will commence with the 2013 Budget;

NOW THEREFORE the Council of The Regional Municipality of Niagara enacts as follows:

1. That the 2025 Wastewater Gross Operating Budget of $121,023,619 and Net Operating Budget of $116,477,200 be and hereby is adopted.

2. That the 2025 budgeted net wastewater operating budget be apportioned to the lower-tier municipalities based on their proportionate share of the Region's total three-year average historical wastewater flows.

3. That the 2025 wastewater bills also include reconciliation of the 2023 net requisition allocated based on actual wastewater flows versus the estimated flows.

4. That the lower-tier municipalities be requisitioned during the period Janaury 1, 2025 to December 31, 2025 as follows:

Municipality	2025 Net Budget Allocation	2023 Reconciliation ($)	Total ($)	Monthly ($)
Fort Erie	$11,280,662	(788,429)	$10,492,233	$874,353
Grimsby	$6,367,322	1,712,252	$8,079,574	$673,298
Lincoln	$4,534,756	(379,228)	$4,155,528	$346,294
Niagara Falls	$23,183,234	1,428,992	$24,612,226	$2,051,019
Niagara-on-the-Lake	$5,055,585	328,702	$5,384,287	$448,691
Pelham	$2,420,883	96,756	$2,517,639	$209,803
Port Colborne	$6,080,856	(91,592)	$5,989,264	$499,105
St. Catharines	$30,861,245	(2,788,445)	$28,072,800	$2,339,400
Thorold	$7,438,751	(68,347)	$7,370,404	$614,200
Welland	$17,296,735	603,460	$17,900,195	$1,491,683
West Lincoln	$1,957,171	(54,121)	$1,903,050	$158,588
Total	$116,477,200	-	$116,477,200	$9,706,433

5. That the Treasurer of the Regional Corporation shall submit similar invoices on or before the 15th day of each month commencing February 15, 2025 for the monthly requisition. Such monthly invoices shall continue thereafter until December monthly requisition has been invoiced. Each lower-tier municipality shall remit the amount on each such invoice to the Treasurer of the Regional Corporation on or before the last business day of the month in which such invoice is submitted.

6. That in the event of default of payment of any monies payable under this by-law by the lower-tier municipality, interest at the rate of 15 per cent per annum shall be added to the amount in arrears from the date of default until the date of payment thereof.

7. That this by-law shall come into force and effect on the day upon which it is passed.

THE REGIONAL MUNICIPALITY OF NIAGARA

James Bradley

James Bradley, Regional Chair

AML

Ann-Marie Norio, Regional Clerk

Passed: November 21, 2024

THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. 2024-76

A BY-LAW TO ADOPT THE 2025 WATER BUDGET AND TO SET THE REQUISITION TO BE CHARGED FOR WATER SUPPLIED TO LOWER-TIER MUNICIPALITIES FOR THE PERIOD JANUARY 1, 2025 TO DECEMBER 31, 2025

WHEREAS Section 11 of the Municipal Act, 2001, S.O. 2001, c.25, provides that a municipality may pass by-laws respecting services and things that the municipality is authorized to provide;

WHEREAS section 390 of the Municipal Act, 2001, S.O. 2001, c.25, provides that the definition of a person includes a municipality;

WHEREAS section 391 of the Municipal Act, 2001, S.O. 2001, c.25, provides that a municipality is authorized to impose fees or charges on persons for costs payable by it for services or activities provided or done by or on behalf of any other municipality;
WHEREAS water supplied to the lower-tier municipalities is a service provided by The Regional Municipality of Niagara on behalf of the lower-tier municipalities within the Niagara Region;

NOW THEREFORE the Council of The Regional Municipality of Niagara enacts as follows:

1. That the 2025 Water Gross Operating Budget of $57,615,260 and Net Operating Budget of $57,071,267 be and hereby is adopted.

2. That 75% of the Net Operating Budget, $42,803,450 be recovered from the lower-tier municipalities based on actual metered water flows multiplied by the Region's annually set uniform water rate.

3. That the rate payable by the lower-tier municipalities for treated water supplied by the Regional Waterworks system shall be established at $0.751 for every cubic meter supplied to each lower-tier municipality for the period of January 1, 2025 to December 1, 2025.

4. That 25% of the Net Operating Budget, $14,267,817 be apportioned to the lower-tier municipalities based on their proportionate share of the Region's total three-year average historical flows.

5. That the lower-tier municipalities be requisitioned during the period January 1, 2025 to December 31, 2025 as follows:

Municipality	3-Year Avg. (%)	Allocation ($)	Monthly ($)
Fort Erie	8.21%	$1,172,068	$97,672
Grimsby	5.14%	$733,783	$61,149
Lincoln	4.49%	$641,261	$53,438
Niagara Falls	25.65%	$3,660,015	$305,001
Niagara-on-the-Lake	5.34%	$762,399	$63,533
Pelham	2.65%	$377,500	$31,458
Port Colborne	4.75%	$677,110	$56,426
St. Catharines	25.15%	$3,586,885	$298,907
Thorold	4.34%	$619,759	$51,647
Welland	12.64%	$1,803,388	$150,282
West Lincoln	1.64%	$233,649	$19,471
Total	100.00%	$14,267,817	$1,188,984

6. That the Treasurer of the Regional Corporation shall submit similar invoices on or before the 15th day of each month commencing February 15, 2025 for the monthly requisition. Such monthly invoices shall continue thereafter until the December monthly requisition has been invoiced. Each lower-tier municipality shall remit the amount of each such invoices to the Treasurer of the Regional Corporation on or before the last business date of the month in which such invoice is submitted.

7. That in the event of default of payment of any monies payable under this by-law by a lower-tier municipality, interest at the rate of 15 per cent per annum shall be added to the amount in arrears from the date of default until the date of payment thereof.

8. That this by-law shall come into force and effect on the day upon which it is passed.

9. That this by-law shall come into force and effect on the day upon which it is passed.

THE REGIONAL MUNICIPALITY OF NIAGARA

James Bradley, Regional Chair

Ann-Marie Norio, Regional Clerk

Passed: November 21, 2024

NOVÆ RES URBIS
GREATER TORONTO & HAMILTON AREA

WEDNESDAY, NOVEMBER 27, 2024

Vol. 27 No. 47

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Adaptive Reuse of Historic Chequebook Factory to Bring New Housing to Hamilton

5 LAYING THE FOUNDATIONS
Federal Housing Design Catalogue Aims to Get More Multi-unit Housing Built Faster

CALEDON'S ALLOA SECONDARY PLAN TO BRING HOUSING, COMMERCIAL, JOBS TO TOWN'S SOUTHWEST

GEARING UP FOR GROWTH

Matt Durnan

The **Town of Caledon** is in the midst of establishing the planning vision for a substantial piece of mostly agricultural land in the town's southwest that will have an important role to play in bringing housing, commercial space, and jobs to Caledon, which is slated to more than triple its population over the next 30 years.

At its November 19 meeting, Caledon planning and development committee held a statutory public meeting for **Alloa Landowners Group**'s official plan amendment application to establish the Alloa secondary plan, which would set out the land use policies for the roughly 725 hectares of land in Caledon's southwest.

The land is predominantly agricultural, with some rural residential uses. The proposed Alloa secondary plan area is bordered by Mayfield Road to the south, which serves as the north-south border between Caledon and Brampton, Chinguacousy Road to the east, and is flanked to the west and north by the proposed Highway 413 corridor.

Once the planning vision for the area is realized and the more than 700 hectares are built out, the area could bring around 14,000 new residential units across a variety of housing types, including ground-related single-detached and more intense built forms like mid-rise, multi-unit buildings.

"The Alloa secondary plan is a logical expansion or extension of existing development areas within the town of Caledon and in Brampton," **Glen Schnarr & Associates** partner **Jason Afonso** told *NRU*.

The Alloa secondary plan area is located directly north of Brampton's Heritage Heights secondary plan area, for which

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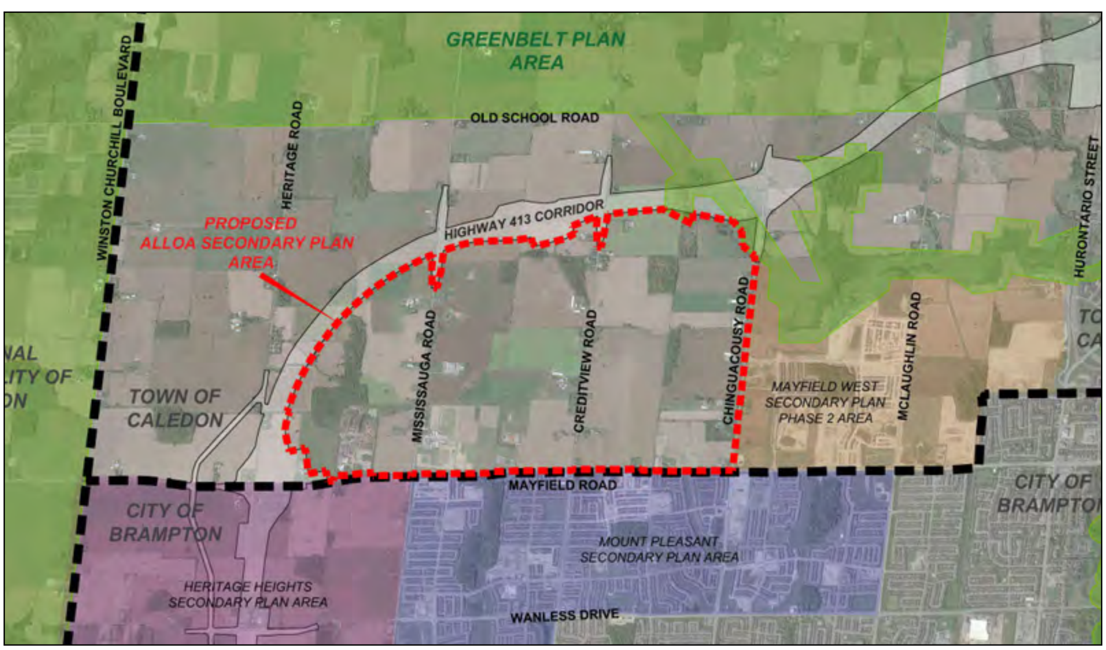

Map showing the location of the proposed Alloa secondary plan area (outlined red) in Caledon. The roughly 725 hectares of mostly agricultural land is located in the town's southwest and was added to Caledon's urban boundary in the Region of Peel's official plan in 2022. The secondary plan area could bring as many as 14,000 new homes to Caledon, while supporting the creation of a new employment area that could bring around 2,500 jobs.

SOURCE: TOWN OF CALEDON
PLANNER: GLEN SCHNARR & ASSOCIATES

UPCOMING DATES

NOVEMBER

27 Barrie General Committee, 7:00 p.m.

Brampton Committee of Council, 9:30 a.m.

Durham Regional Council, 9:30 a.m.

Hamilton Council, 9:30 a.m.

Innisfil Council, 7:00 p.m.

Mississauga Council, 9:30 a.m.

Richmond Hill Council, 9:30 a.m.

28 Peel Regional Council, 9:30 a.m.

DECEMBER

2 Ajax Community Affairs & Planning Committee, 1:00 p.m.

Brock Committee of the Whole, 10:00 a.m.

Burlington Committee of the Whole, 9:30 a.m.

Clarington General Government Committee, 9:30 a.m.

King Council Public Planning Meeting, 6:00 p.m.

Milton Council, 7:00 p.m.

Newmarket Committee of the Whole, 1:00 p.m.

Oshawa Economic & Development Services Committee, 1:30 p.m.

Pickering Planning & Development Committee, 7:00 p.m.—CANCELLED

Scugog General Purpose & Administration Committee, 1:30 p.m.

Uxbridge General Purpose & Administration Committee, 10:00 a.m.

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TORONTO • GREATER TORONTO & HAMILTON AREA

ADAPTIVE REUSE OF HISTORIC CHEQUEBOOK MANUFACTURING SITE WOULD BRING NEW HOUSING TO HAMILTON

ENDORSING NEW USES

Chantel Watkins

A century-old low-rise industrial building in Hamilton that was once home to a historic chequebook manufacturer could soon be transformed to accommodate rental housing through an adaptive reuse process, which would preserve the building's original envelope and contribute much-needed rental units to Hamilton's housing stock.

At its November 5 meeting, the **City of Hamilton** planning committee adopted staff recommendations to approve a zoning by-law amendment application for a site at 72 and 78 Stirton Street, the first step in the process of redeveloping the existing site for 39 new rental apartment units. The application, submitted by **A.J. Clarke & Associates** on behalf of **Vrancor**, calls for a rezoning of the lands from "D/S-459" and "D/S-1822" (one and two family dwellings) to "DE-2/S-1837 – 'H'", which permits multiple dwellings on the site.

The proposal would retain and improve the vacant building's envelope, transforming the interior to provide 39 rental units, including 33 one-bedroom units and 6 two-bedroom units. Notably, only five parking spaces would be provided for residents. No visitor parking would be provided. The final unit mix and floor plan for units could change through the site planning process, which will more closely consider the building's existing windows and interior walls.

"The rezoning process we went through was just very much a cleanup of the site," A.J. Clarke & Associates senior planner **Ryan Ferrari** told *NRU*. "Changing the zoning so that it recognizes the existing building, and reducing the parking requirements, which was another big component of the application. This is very much the first step in what's going to be a long process".

The by-law amendment also includes a number of modifications that change the definition of 'landscaped area' to include raised planter beds, and that permit minimal front and side yard depths to bring the existing building into zoning compliance, in addition to reducing the number of parking spaces required on the site from 49 to five.

Located in Hamilton's Ward 3, the property is nestled in a low-rise, residential neighbourhood that is primarily characterized by single-family homes, with a **Hydro One** substation facility located directly to the north. It is well served by transit, with access to numerous bus routes within 100 metres, and is located within 300 metres of both the Hamilton Street Rail bus route and the future Light Rail Transit route along King Street East.

In addition to capitalizing on excellent local transit accessibility, Ferrari says that the project leans on active transportation as a means of maintaining mobility for its future residents.

"To make up for the lack of parking, we made sure every unit has a secure bike storage

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ENDORSING NEW USES

CONTINUED FROM PAGE 2

space in the building," Ferrari says. "Hamilton also has a very robust bike share system. All these transportation demand measures that we've implemented help to offset [the lack of parking]".

The proposal bills itself as a gentle intensification project, and complies with directives in the Urban Hamilton official plan to locate medium-density residential developments on the periphery of neighbourhoods and in proximity to existing and planned transit routes. As well, it aligns with the City's updated parking standards, which contemplate reducing or eliminating parking minimums in transit-supportive areas to support intensification and encourage different forms of mobility.

The existing two-storey brick industrial building on the site was originally built around 1910, and was listed on the City's municipal heritage register as a non-designated property of cultural heritage value or interest in January 2024. Its historical value relates to its association with the Appleford Counter Check Book Company (later known as Appleford Paper Products), which held a patent for a hinged metal counter chequebook that it manufactured on the site. The Municipal Heritage Committee report notes the building is an example of an early-twentieth century industrial building, and has contextual value as it maintains the historic character of Stirton Street. Notable features identified in the report include the building's red brick masonry, its L-shaped footprint, and its large arched windows.

"The building is associated with a company that made a big impact on the neighbourhood in terms of providing jobs and boosting the economy," **Hobson Built Heritage** consultant **Megan Hobson** told *NRU*. Hobson, who specializes in adaptive reuse, is the heritage consultant on the project. "The architecture itself is well constructed, so it has a lot of potential for adaptive reuse".

Compared to a typical tear-down project or construction on a vacant lot, adaptive reuse poses a unique set of challenges for redevelopment — namely, the need to plot units within an existing envelope that was not originally intended for residential use. However, Ferrari notes that this approach has also provided an opportunity for flexibility in the proposal, and a greater sense of understanding from the public.

"If you had a blank slate, for instance, it would be tough to justify the way the [current] building is shaped", he says. "It's a two-level building, and it's overlooking some backyards, which we wouldn't consider to be a desirable condition in this day and age. So it's sort of balancing that with the need to retain the [exterior of the] building".

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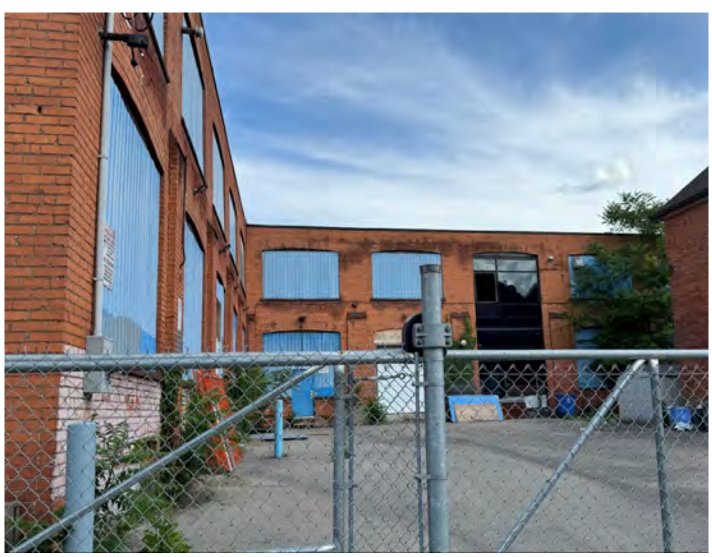

Top: Photo showing a view of the existing industrial building at 72 and 78 Stirton Street in Hamilton. A proposed adaptive reuse for the site would preserve and improve the building's original envelope and transform the interior to accommodate 39 rental apartment units in Hamilton's Ward 3.
SOURCE: CITY OF HAMILTON

Bottom: Photo showing another view of the existing industrial building at 72 and 78 Stirton Street in Hamilton. The two-storey building was constructed around 1910 and is the former manufacturing facility for Appleford Counter Check Book Company (later known as Appleford Paper Products), a historic chequebook manufacturer. The building was listed on the City's municipal heritage register as a non-designated property of cultural heritage value or interest in January 2024.
SOURCE: CITY OF HAMILTON

ENDORSING NEW USES

CONTINUED FROM PAGE 3

"I think everybody recognizes in the process that there needs to be some flexibility with how you do things, and understanding that it's different than if this property was completely empty and we were building something from scratch," says Ferrari.

City of Hamilton chief planner and acting director of planning **Anita Fabac** agrees that adaptive reuse is the most suitable approach for redeveloping this historic site.

"The relationship between that industrial building and the residential [neighbourhood] has existed for many, many decades; and I think it's important to maintain that relationship, especially when it has co-existed so well," Fabac told *NRU*.

"This building in particular really lends itself to being adaptively reused… It's an important piece of the city's history, and [its adaptive reuse] will maintain that so we don't lose the history and beauty of our former industrial buildings".

"[This building] used to be factory, and they're going to turn it into a place where people live. The interior environment will need to be changed considerably so that it's comfortable for people," says Hobson. "It's kind of just looking at what you have, and figuring out how the new finishes can be compatible… It's all being done within the existing building envelope – they're not adding any sort of height, and it's the same height as the houses around it. It really fits in already, and I think there's a market for people looking for these industrial-style buildings, it's a unique place to live".

Vrancor intends to pursue heritage designation for the building, which would ensure that the exterior of the building is maintained intact while also making the project eligible for financial assistance to support the development through development charge rebates.

Fabac notes that City staff have expressed overall support for the proposed project.

"Providing new rental housing and protecting our existing housing stock are really important to the City," she told *NRU*. "I think being able to adaptively reuse a building for rental accommodation is sort of a double, or even triple-win. It aligns with a lot of our policies, and it would [result] in an additional 39 rental units being injected into our rental housing market".

"I think that's why staff are so supportive of the application and the proposal. We don't see a lot of adaptive reuse to some of these former warehousing or manufacturing buildings. So I think keeping that, maintaining [the building] and bringing it back to life is really important," she adds.

An online public consultation meeting was held for the zoning by-law amendment application on May 13, 2024. Residents were generally supportive of the adaptive reuse of the building, but expressed minor concerns with respect to the minimal parking spaces being proposed and how it could impact parking on nearby streets.

The rezoning is also subject to a holding provision, its removal contingent on a number of factors, including the submission of a Record of Site Condition, the submission and approval of a Conservation Management Plan, and the receipt of approval from the neighbouring Hydro One Facility. As of November 26, Hydro One has not provided formal comments on the proposed development.

Next steps for the proposal will include site planning and fulfilling the requirements to remove the holding provision.

"The real work now happens with the site plan, because there are so many little factors that we need to incorporate into the ultimate design of the building," says Ferrari. "There is still much work to be done".

"The best way to ensure that these heritage buildings live on, so to speak, is to ensure that they're reused as quickly and efficiently as possible," concludes Ferrari. "Such that you give a new life to the building. A vacant building doesn't help anyone".

Map showing the location of the site at 72 and 78 Stirton Street where Vrancor is proposing an adaptive reuse of a former industrial building. The site is located in a predominantly low-rise, residential neighbourhood in Hamilton's Ward 3. The area is well served by public transit, with the site set within 300 metres of both the Hamilton Street Rail bus route and the future Light Rail Transit route along King Street East.
SOURCE: CITY OF HAMILTON

FEDERAL HOUSING DESIGN CATALOGUE AIMS TO GET MORE MULTI-UNIT HOUSING BUILT FASTER

LAYING THE FOUNDATIONS

Matt Durnan

The federal government is reviving a wartime housing construction initiative in an effort to both expedite the planning approvals timeline as well as reduce the costs of building housing across Canada through its new Housing Design Catalogue, with the first conceptual designs expected to become available in December.

On October 14, **Housing, Infrastructure and Communities** Minister **Sean Fraser** announced that the first iteration of the federal Housing Design Catalogue will be launched next month, and will include up to 50 conceptual designs for new housing commissioned by the federal government through a request for proposals (RFP) process.

These housing designs will include accessory dwelling units (ADUs), row housing (two-plexes), four-plexes and six-plexes.

The new Housing Design Catalogue is an initiative under Canada's Housing Plan and is supported by the 2024 federal budget. The catalogue will provide standardized designs that will help reduce the time and costs associated with the design, approvals, and construction processes of smaller-scale housing projects while also supporting innovative construction methods such as modular, 3D printed, and panelized houses.

"Budget 2024 provided $11.6 million in 2024-25 to support the development of the Housing Design Catalogue for up to 50 designs. It will feature a variety of housing types such as low-rise structures like accessory dwelling units, multiplexes and other small-to-medium-sized buildings," Housing, Infrastructure and Communities Canada (HICC) told *NRU*.

"It will also explore opportunities to support higher-density construction, such as mid-rise buildings, and leverage different construction methods such as modular and prefabricated homes."

Through an RFP process, the **Government of Canada** selected Toronto-based **LGA Architectural Partners** to work with five other teams of regional experts to deliver designs covering the regions of Alberta, the Prairies, Quebec, the Atlantic, the North, and Ontario. The

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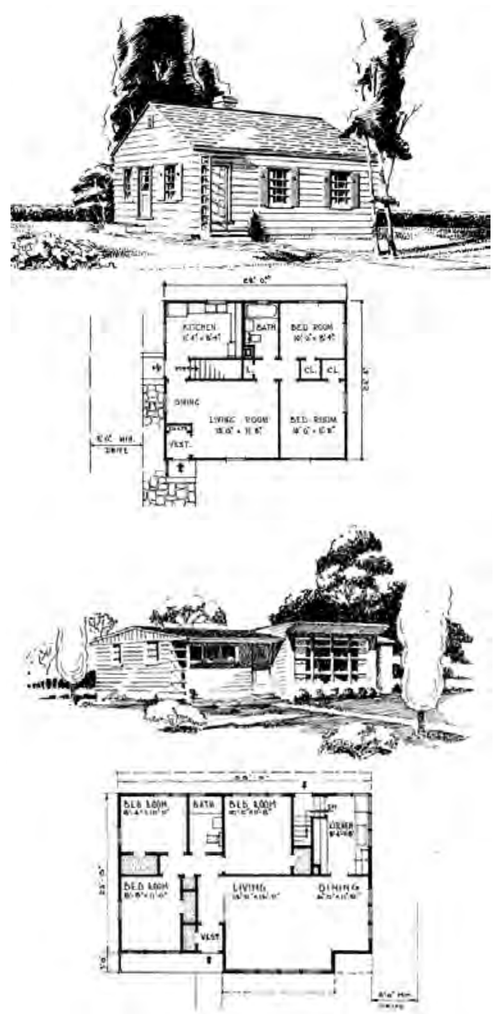

Drawings and floorplans for two different single-family homes from the pages of Canada's 1947 Housing Design Catalogue. The catalogue was created in response to increasing housing demand in the 1940s with the return to Canada of World War II veterans and a national shift from rural to more urban living, in an effort to get more housing built faster across the country. The federal government has resurrected the post-war initiative by commissioning a new Housing Design Catalogue which will be released in December, with a focus on multi-family housing, specifically multiplexes. Organized by a national team of experts led by Toronto-based LGA Architectural Partners, the new catalogue will provide standardized designs that will help users reduce the time and costs associated with the design, approvals and construction processes of developing multiplex housing.
SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

LAYING THE FOUNDATIONS

CONTINUED FROM PAGE 5

Province of British Columbia has commissioned its own standardized housing designs catalogue.

"Our proposal was that we're going to be the prime consultant for the national team, so we would organize everything and we would bring a number of consultants in that would work with each of the regional teams, and then we would be the architect for the Ontario region," LGA partner **Janna Levitt** told *NRU*.

"We're doing two scopes of work because it's a huge undertaking, and you needed someone to coordinate all of the work across the country."

The first version of the Housing Design Catalogue is expected to be released in December and will include floor plans, drawings, and basic information about the proposed designs for each of the housing types, for both narrow and wide lots, for a total of up to 50 designs. Permit-ready, regional building code-compliant designs are expected to be ready in early 2025.

"As part of the first iteration of the catalogue, conceptual designs will be available in December 2024. This will be followed by permit-ready design packages in early 2025, which will include all the necessary drawings, specifications, and documents for how each design will be constructed and perform," said HICC.

"The packages will also include detailed construction cost estimates. Regional packages will be fully compliant with building code requirements."

Canada's original housing catalogue was established in 1947, in response to a housing crisis with returning World War II veterans, coupled with the growing shift from rural to urban living across Canada.

"Because of the war there was a big housing crisis, so the government, through the aegis of CMHC (then known as the **Central Mortgage and Housing Corporation**) decided

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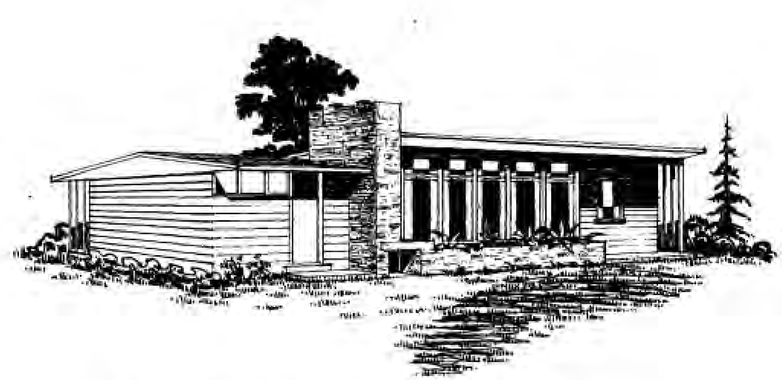


PLAN №47-27

Suitable for construction anywhere in Canada, and particularly the West Coast.
Area—778 sq. ft. not including garage. Cubic contents—14,000 cu. ft. including garage.
Required lot frontage, without garage—52′-6″
with garage—65′-0″
4½ Rooms, including Living–Dining Room, Kitchen–Utility Room,
2 Bedrooms and Bathroom. 1-Car Garage. No Basement.

THIS modern house, with the practical and increasingly popular shed type roof designed for erection in suburban areas where a Southern view is available, would make a charming and convenient home.

The entrance porch leads to the hall, garage and kitchen, making a most convenient arrangement for the family who will be using an automobile as a usual means of transportation.

The living-dining room is of ample size with a large stone fireplace at the living room end. The entire side is of glass, giving a sense of space within and providing for solar heat.

Page 64 of the CMHC 1947 Housing Design Catalogue, with a drawing and description of a single-family home. The catalogue was created in response to increasing housing demand in the 1940s with the return to Canada of World War II veterans and a national shift from rural to more urban living, in an effort to get more housing built faster across the country. The federal government has resurrected the post-war initiative by commissioning a new Housing Design Catalogue which will be released in December, with a focus on multi-family housing, specifically multiplexes.

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

LAYING THE FOUNDATIONS

CONTINUED FROM PAGE 6

to hire premier architects across the country to develop one really outstanding, simple middle-class house per region or per province," Levitt said.

"Then there were a number of different architects who supplied a number of other single-family house designs per region, and at that point, that was the initial catalogue."

The catalogue was reissued every few years after 1947, including an issue in 1953 that focused on bungalows.

It has been more than 80 years since the initial catalogue was released and the current housing crisis presents a far different set of challenges when it comes to creating a housing design catalogue.

"The older catalogue was based on single-family homes—very modest, not small but not big, and pretty typical for that time," said Levitt.

"They were almost always on greenfield sites because that's how cities were growing at the time, and you could basically rip a sheet out of the catalogue, take it to City Hall, and get a permit to build."

Using the 2024 Housing Design Catalogue won't be as cut-and-dried as picking which model works for your lot and getting your building permit and starting construction, in part because the residential construction industry and building standards have changed significantly since 1947.

"One of the key differences between 1947 and 2024 is a level of complexity in the construction industry based on issues of climate change, energy efficiency, accessibility," said Levitt.

"The 2024 catalogue also looks at infill conditions and no more greenfields, so this catalogue takes on all of that and it leads to a different layering of work to get to that fast-tracked process of getting a set of drawings to which you don't have to add very much more in order to get a permit."

Where a big advantage lies with the 2024 catalogue is that not only will it cut down on design time, because the designs are ready-made in the catalogue, but there is significant measure of scalability to the designs that will help open the door to people who aren't in the development industry, who may be interested in building the types of housing included in the Housing Design Catalogue.

"One of the really nice things about multiplex is the scale of it. You can make it rental, you can do it as a developer, you can get together with colleagues and do one, so it has that smaller scale baked in," Levitt said.

"There's so much more accessibility for people that are not generally part of the construction and development industry. If you have enough money to buy a house, or join up with someone and buy a house—you might have a lot somewhere—this catalogue enables you to get pretty close to the finish line and will give you a lot of tips and tricks and information. If you're a developer, it allows you to look at the opportunities to, again, get near the finish line pretty quickly."

The full permit-ready version of the Housing Design Catalogue that is expected in early 2025 will help bring about significant cost savings in the development application process, while adding another layer of certainty when it comes to getting permits as everything in the catalogue is being prepared and vetted by team of architects and in adherence to local building codes.

"This will provide costing information, a set of plans and elevations, mechanical, electrical, plumbing, and structural information," said Levitt, noting that everything that will be included in the catalogue would otherwise require a team of consultants, which is an additional cost to any project.

"One of the great values is a lot of times when you're looking to buy a site or do something—let's say I'm a builder and I have a client who wants to build a six-plex, and they want to know if it will work. You can download a set of drawings and you know in 30 minutes if it will work. Then you spend a bit more time to figure out the cost, and within 24 hours, you have a lot of certainty," Levitt said.

"This gives a lot of people who might not have access or knowledge to the process of getting to the point that we're getting them to. It's a clear roadmap and you'll have all of the work that is necessary to enable you to assess costs and what it will take to get to the finish line."

GEARING UP FOR GROWTH

CONTINUED FROM PAGE 1

City of Brampton and the **Province of Ontario** reached a settlement at the **Ontario Land Tribunal** (OLT) on July 18 of this year (*See: "The Next Frontier", Novae Res Urbis GTHA, July 31, 2024*).

"This really fills out the remaining area between the limits of the existing built-out area and the future Highway 413 corridor," Afonso said.

"This is intended to be a full complete community with both community and employment land uses; so, residential housing, commercial, retail, schools, recreation facilities including parks and open space."

The planning work for the Alloa secondary plan was kickstarted in 2022, when the **Region of Peel** official plan was approved by the province, adding around 4,400 hectares of land to Caledon's urban boundary.

"That [Region of Peel official plan] is really what brought this area into the urban area for the Town, and that's what triggered this application [for an official plan amendment]," Town of Caledon senior policy planner **Bailey Loverock** told *NRU*.

"Looking at this area, the Town has adopted a new official plan that council supported in April of this year that is currently with the Province for approval. That official plan is setting the foundation for all of the new urban lands to be looked at through future planning process."

With Peel bringing the lands that were primarily rural into Caledon's urban boundary, the Alloa secondary plan area will have a significant role to play in supporting the projected growth that will see Caledon's population increase by roughly 220,000 residents over the next 30 years—from around 80,000 people today to roughly 300,000 in 2051.

"Caledon is slated to grow pretty significantly between now and 2051, and this [secondary plan] is around 40,000 people for this area," said Loverock.

"This is a big development and it's an opportunity to build a complete community and really make progress towards hitting our housing targets, as well as add some job numbers."

The portion of the secondary plan identified as "New Community Area" in Caledon's official plan is proposed to include both "Neighbourhood" and "Commercial/Mixed-Use" land use designations, which will enable the development of approximately 14,000 new residential units.

The portion of the area identified as "New Employment Area" in the Town's official plan is proposed to include both "General Employment" and "Prestige Employment" land use designations and is located in the southwestern portion of the Alloa secondary plan area, fronting Mayfield Road. General employment areas include uses such as retail sites, service industries, restaurants and automobile dealerships, while prestige employment areas include uses like offices, manufacturing and warehousing.

While Caledon, like all Ontario municipalities, has planning policies that drive growth towards built-up areas that are in close proximity to transit, there is still a great deal of demand for ground-related housing, which would be provided within the Alloa secondary plan area.

CONTINUED PAGE 9

Land use plan map for the Alloa secondary plan area in Caledon. The Alloa Landowners Group has filed an official plan amendment application with the Town of Caledon to establish the Alloa secondary plan. The roughly 725-hectare area would accommodate around 14,000 new homes within its neighbourhood (yellow) and mixed-use (red) areas, along with thousands of new jobs in both the prestige (dark purple) and general (light purple) employment areas. New parks, road networks and schools are also included in the secondary plan.

SOURCE: TOWN OF CALEDON
PLANNER: GLEN SCHNARR & ASSOCIATES

GEARING UP FOR GROWTH

CONTINUED FROM PAGE 8

"This represents the continued delivery of a wide range of housing forms and maintains the ability to provide low-density housing, which is obviously something that would not be available within Caledon's built-up areas," Afonso said.

"It's helping to meet that continued demand for low-rise housing."

However, there are still plans to include denser housing types in the area, including more intense housing development within mixed-use areas and closer to high-traffic corridors.

"As an average, this is looking at 90 people and jobs per hectare across the secondary plan area, which is definitely denser than a lot of areas in Caledon," Loverock said.

"It's looking at a mix of low, medium and high-density areas within that. There are some high-level ideas of where [higher density] can happen, especially along key nodes and corridors, but we're very much still working through this application and providing feedback to the applicant, so there may be some shifting as we conduct our review, but this is a work in progress."

Caledon's planning department will be collecting and reviewing public, Town and agency comments on the proposed official plan amendment over the coming months, with a final recommendation report expected to emerge sometime in 2025.

"We are taking a proactive approach, ensuring the infrastructure is in place before the growth. The secondary plan will create a complete community with residential, commercial and employment uses to meet the needs of residents," Caledon Mayor **Annette Groves** told *NRU*.

"I am excited we are creating communities that are livable and walkable with a balance of retail and mixed uses."

IN BRIEF

Halton Hills holding open house on Georgetown GO Station Area/Mill Street Corridor secondary plan review

The **Town of Halton Hills** is entering the final phase of its review of the Georgetown GO Station Area/Mill Street Corridor secondary plan and is holding an in-person public open house to provide members of the public with a summary of project work completed to date, focusing on key policy directions. At the open house, attendees will have an opportunity to give staff feedback on the long-term vision for the area and on possible changes to land use policies and permissions. To learn more about the Georgetown GO Station Area/Mill Street Corridor Secondary Plan Review, please visit the Halton Hills website here. To register for the Georgetown GO Station Area/Mill Street Corridor Secondary Plan Review open house, to be held on Wednesday, November 27 from 6:30 to 8:30 p.m. at the Mold-Masters Sportsplex (Alcott Room, 221 Guelph Street, Georgetown), please visit the Town website here.

Oakville midtown official plan and community planning permit system OPA open house

The **Town of Oakville** is holding a public open house to share the latest draft of the Midtown Oakville Official Plan and Community Planning Permit System official plan amendment (OPA). The OPA will provide updated policy direction to guide the evolution of Midtown from its current condition as an underutilized commercial and employment area to the vibrant, mixed-use, transit-supportive complete community it is envisioned as in the future. The new OPA policies enabling the use of a community planning permit system (CPPS) in Midtown will simplify the processes for regulating land use in specific areas. At the in-person drop-in event on Wednesday, November 27 from 6:30 to 9:00 p.m. in the South Atrium of Oakville Town Hall, attendees will have an opportunity to review information panels on the proposed OPA, and to engage with Town staff to gain a better understanding of it. For more information on the Midtown Oakville Growth Area Review, please visit the Town website here.

Oakville town-wide transportation master plan public information centre

The **Town of Oakville** is holding a hybrid public information centre to update residents on the latest iteration of the proposed Town-wide transportation master plan (TMP). At the public information centre (PIC), members of the public will have an opportunity to review preferred options for the master plan based on feedback collected from two previous PICs. In-person visitors will be able to view project details on panel boards and to interact with Town staff and the consultant team on the project. A staff presentation on the TMP will be live-streamed on the Town's YouTube channel at 6:15 p.m. The hybrid event takes place on Wednesday, November 27 from 6:00 p.m. to 8:00 p.m. in the Trafalgar Room of Oakville Town Hall. For more information on the Oakville Town-wide transportation master plan, please visit the Town website here.

St. Catharines undertaking core services review to shape the future of City services

The **City of St. Catharines** is undertaking a comprehensive review of its core services to ensure that the service levels it provides, the infrastructure investments that it makes, and its management of fiscal resources are appropriate and help to make the City a desirable place to live and work. The review will be led by an external consultant and will identify what services the City delivers, how it delivers them and at what levels, and where there are opportunities to improve services to better align services with regulatory requirements, community priorities, and emerging needs while having regard for taxpayer affordability. City of St. Catharines residents and businesses are invited to share their feedback on priorities for City services and infrastructure by participating in an online survey. To learn more about the City of St. Catharines City Services and Infrastructure Review Project, and/or to participate in the online survey, please visit the City website here. The survey will be available until Tuesday, December 10.

Town of the Blue Mountains launches new online lobbyist registry

The **Town of the Blue Mountains** has launched its new lobbyist registry, a resource that seeks to foster municipal accountability and transparency by publicly listing the names of lobbyists, their affiliations, their lobbying objectives, and the Town officials that were approached on specific issues. Going forward, consultant lobbyists, in-house lobbyists, and voluntary unpaid lobbyists must register their activities with the Town within 10 days following any interaction with a public official. The registry is in effect and live now. Enforcement and penalties for not complying with the requirements of the new lobbyist registry will come into effect on Monday, May 12, 2025, enabling a six-month grace period from the November 12 date on which the registry was approved by Town council. To learn more about the Town of the Blue Mountains lobbyist registry or to register your lobbying activities, please visit the Town website here.

VAUGHAN DESIGN REVIEW PANEL AGENDA

The Vaughan Design Review Panel will consider the following matter at its virtual meeting Thursday, November 28 at 9:30 a.m. A recording of the meeting will be posted online at vaughan.ca.

9:30 A.M.

City of Vaughan POPS Guidelines & Standards—The **City of Vaughan** Design Review Panel will undertake its first review of the City's Privately Owned, Publicly Accessible Space (POPS) Design Guidelines and Standards. This City-led study responds to legislative changes of the Province of Ontario's Bill 23 *More Homes Built Faster Act, 2022.* By establishing a set of design guidelines and standards, the study aims to integrate POPS into Vaughan's parks and open space network. The guidelines and standards will govern the development, maintenance and operations of POPS, enhancing their quality and effectiveness as functional, attractive, integral elements of public spaces. The study notes the various kinds of POPS, and addresses site design, public and private interfaces, access and landscape considerations for various communities, intensification zones, and employment areas as defined in Vaughan's official plan. The guidelines and standards will set criteria for POPS to be eligible for a parkland dedication credit in the City of Vaughan.

Presentations will be made by **DTAH** associate partner **Colin Berman** and intermediate urban designer **Charles Gosselin-Giguère**, by **Gladki Planning** principal planner **Andrew Davidge**, and by **Aird & Berlis** partner **Alexander Suriano**.

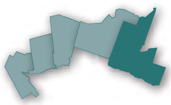
10:40 A.M.

Adjournment

Rendering of a hypothetical POPS in Vaughan. The City of Vaughan design review panel will undertake its review of the City-led Privately Owned, Publicly Accessible Space (POPS) Design Guidelines and Standards study at its meeting on Thursday, November 28. The guidelines and standards will set criteria for POPS to be eligible for a parkland dedication credit in the City of Vaughan.

SOURCE: CITY OF VAUGHAN

COMMITTEE AGENDAS



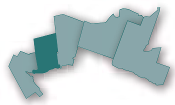
DURHAM

Approval recommended for Brooklin subdivision

At its November 25 meeting, **Whitby** Committee of the Whole considered a staff report recommending approval of rezoning and draft plan of subdivision applications by **1628755 Ontario Ltd.** for 320 & 360 Columbus Road. The applicant proposes to subdivide the lands for 548 residential units across a range of dwelling types, as well as blocks for future residential development, local commercial uses, stormwater management, a public elementary school, a Trans-Canada pipeline, a vista, and roads and road widenings.

Approval recommended for Whitby ARU amendments

At its November 25 meeting, **Whitby** Committee of the Whole considered a staff report recommending approval of official plan and zoning by-law amendments to update accessory residential units (ARU) permissions. The amendments would permit as many as three ARUs on ground-related residential properties, and are proposed as part of the Town's CMHC Housing Accelerator Fund proposal through which it has been allocated $24.9 million in funding.



HALTON

OPAs proposed for Oakville's Neyagawa Urban Core

At its November 25 meeting, **Oakville** Planning & Development Council considered a public meeting report regarding Town-initiated official plan amendments (OPAs) for the Neyagawa Urban Core (lands around the corners of the intersection of Neyagawa Boulevard and Burnhamthorpe Road). The proposed OPAs would amend the Town's Urban Structure Schedule to re-delineate the extent of the Neyagawa Urban Core, and would update the planning framework for this growth area to permit higher-density development of up to 18 storeys in height.

Endorsement recommended for North Oakville East Commercial Study

At its November 25 meeting, **Oakville** Planning & Development Council considered a staff report recommending endorsement of the North Oakville East Commercial Study, and seeking direction for staff to report back with amendments to the Town's official plan to implement directions from the study.

The study was undertaken by **Parcel Economics** and **Gladki Planning Associates** to assess current and future commercial needs within the North Oakville East Secondary Plan area. Among other findings, the study projects a demand for up to 2.2 million square feet of retail and service space within the secondary plan area by 2051, noting a significant shortfall, due to limited existing development plans to accommodate commercial space.

PEEL

Approval recommended for Tomken-Rathburn rental housing

At its November 25 meeting, **Mississauga** Planning & Development Committee considered a public meeting recommendation report recommending approval of official plan and zoning by-law amendment applications by **Kindred Works** for 4094 Tomken Road and 924 Rathburn Road East. The applicant seeks to retain an existing place of worship and a seven-storey apartment building on the site, while adding two new 12-storey rental apartment buildings on underutilized areas of it.

The proposed development would allocate 30 per cent of the dwelling units as affordable rental units and 80 per cent of units at Median Market Rent as defined by **Canada Mortgage and Housing Corporation**.

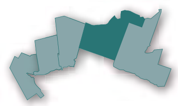
Amendments recommended for lands in Mississauga City Centre

At its November 25 meeting, **Mississauga** Planning & Development Committee considered a public meeting recommendation report—deferred from a previous meeting—that recommends approval of an official plan amendment application by **OPG SQ1 Holdings Inc.**, **ARI SQ1 Holdings Inc.**, **OMERS Realty Management Corporation** and **Square One Property Corporation**. The applicant seeks to amend the Mississauga official plan to permit expanded residential use permissions for the lands at 99, 189, 199, 209, 219 & 309 Rathburn Road East and 97 & 100 City Centre Drive, to establish minimum non-residential and office requirements, to permit science and technology facility uses, and to designate a public open space block.

CONTINUED PAGE 13

COMMITTEE AGENDAS

CONTINUED FROM PAGE 12



YORK

Whitchurch-Stouffville townhouse development proposed

At its November 20 public planning meeting, **Whitchurch-Stouffville** council considered a public meeting report regarding official plan and zoning by-law amendment applications by **Hammerford Ballantrae Ltd.** for 5194, 5208, 5222 & 5232 Aurora Road and 15288, 15300, 15310 & 15322 Highway 48. The applicant proposes to develop 92 three-storey common element condominium townhouses comprising 31 street townhouses and 61 dual-frontage townhouses, on a common element condominium road.

Approval recommended for Markham Rd-Hwy 7 mid-rise development

At its November 26 meeting, **Markham** Development Services Committee considered a recommendation report recommending approval of official plan and zoning by-law amendment applications by **648321 Ontario Inc.** for 5871 Highway 7. The applicant proposes to develop a 13-storey mixed-use building containing 165 square metres of at-grade retail space and 137 residential units above.

PEOPLE

The **Municipality of Port Hope** has appointed **Tonia Bennett** as its interim chief administrative officer (CAO), effective November 25. Bennett comes to Port Hope after serving **Municipality of Marmora and Lake** CAO for five years. Bennett replaces, on an interim basis, previous Port Hope CAO **Candice White** who resigned from the role earlier this month after being appointed **Skilled Trades Ontario** chief executive officer (CEO) by the **Province of Ontario**. The Municipality is undertaking a recruitment process to find a new permanent CAO, which it expects to finalize in Spring 2025.

Wellington County chief administrative officer (CAO) **Scott Wilson** has been awarded the King Charles III coronation medal. The medal recognizes an individual who has made a significant contribution to Canada, or to a particular province, territory, region or community. Wilson has served as Wellington county CAO for over 26 years. He was also elected to **Town of Orangeville** council for three consecutive terms. The medal was presented at a ceremony in the Senate last Friday.

Earlier this month, **City of Vaughan** city manager **Zoran Postic** unveiled a corporate restructuring that distributes the municipality's services across six main portfolios: community services; corporate services; infrastructure development; planning, growth management and housing delivery; public works; and strategic initiatives. Two Vaughan staff members were appointed as deputy city managers as a part of this restructuring. **Emilie Alderman** has been appointed deputy city manager of public works, and now leads the following divisions: environmental services; parks, forestry and horticulture operations; and transportation and fleet management services. Previously, Alderman served as Vaughan's director of environmental services. **Michael Genova** has been appointed deputy city manager of a new strategic initiatives portfolio. In this role, Genova assumes responsibility for keeping Vaughan staff informed and involved in coordinating City business and in implementing city council directives. Previously, Genova served as chief of communications and economic development.

November 27, 2024

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

Re: Encampment Response

Dear Premier,

At its meeting held on November 18, 2024, Sarnia City Council adopted the following resolution:

> ***That Sarnia City Council send correspondence to the Premier of Ontario seeking that the encampments be addressed as an urgent issue and bring all municipalities, public health units, and other agencies together to devise a comprehensive plan to address this issue.***
>
> ***That this correspondence also be sent to cities with a population over 50,000 in Ontario.***

Your consideration of this matter is respectfully requested.

Yours sincerely,

Amy Burkhart
City Clerk

Copy: Municipalities with population over 50,000

From: Clerks <Clerks@tillsonburg.ca>
Sent: November 27, 2024 10:53 AM
To: Clerks <Clerks@tillsonburg.ca>
Subject: Tillsonburg Town Council Decision Letter - November 14, 2024 - Establishment of Ontario Rural Road Safety Program

Hello,

At the November 14, 2024, meeting of Tillsonburg Town Council, the following resolution was passed:

Resolution # 2024-530
Moved By: Councillor Parsons
Seconded By: Deputy Mayor Beres
WHEREAS official statistics from the Government of Ontario confirm that rural roads are inherently more dangerous than other roads;
AND WHEREAS, despite only having 17% of the population, 55% of the road fatalities occur on rural roads;
AND WHEREAS, rural, northern, and remote municipalities are fiscally strained by maintaining extensive road networks on a smaller tax base;
AND WHEREAS, preventing crashes reduces the burden on Ontario's already strained rural strained health care system;
AND WHEREAS, roadway collisions and associated lawsuits are significant factors in runaway municipal insurance premiums. Preventing crashes can have a significant impact in improving municipal risk profiles;
THEREFORE, BE IT RESOLVED THAT the Town of Tillsonburg requests that the Government of Ontario take action to implement the rural road safety program that Good Roads has committed to lead. It will allow Ontario's rural municipalities to make the critical investments needed to reduce the high number of people being killed and seriously injured on Ontario's rural roads; and
FURTHER THAT a copy of this resolution be forwarded to Premier Doug Ford, Hon. Prabmeet Sarkaria, Minister of Transportation, Hon. King Surma, Minister of Infrastructure, Hon. Rob Flack, Minister of Agriculture, Hon. Lisa Thompson, Minister of Rural Affairs, Hon. Trevor Jones, Associate Minister of Emergency Preparedness and Response, and Hon. Sylvia Jones, Minister of Health, and Good Roads; and
FURTHER THAT this resolution be circulated to all municipalities in Ontario requesting their support.
Carried

Regards,

Amelia Jaggard

Deputy Clerk

Town of Tillsonburg

10 Lisgar Ave

Tillsonburg, ON N4G 5A5

Phone: 519-688-3009 Ext. 4041

Ranked one of "Canada's Top 25 Communities to Live and Work Remotely" ***(Maclean's 2021 Best Communities)***

www.Tillsonburg.ca

www.DiscoverTillsonburg.ca

www.Facebook.com/TillsonburgON

November 27, 2024

Hon. Michael Kerzner, Solicitor General
Ministry of the Solicitor General
25 Grosvenor Street
Toronto, Ontario M7A 1Y6
Via email: Minister.SOLGEN@ontario.ca

RE: 2024 Increase to OPP provincial contract annual billing statement

Dear Minister Kerzner,

During the November 26, 2024, special meeting of council regarding the 2025 draft budget, recent increases issued through the annual billing statement, as provided to OPP policed municipalities in the fall of 2024 was brought forward and discussed, the following resolution was passed:

Moved: Liz Welsh Seconded: Debb Pitel

4060-0801 - Provincial OPP contract

WHEREAS municipalities across Ontario experienced a significant increase in the OPP provincial policing contracts expenses recently released, the Town of Petrolia would like to state our concern with the 21.5% increase to our municipality and this effect across the province;

AND WHEREAS the provincial auditor stated in the 2021 audit that the OPP did not have processes in place to consistently deliver provincial and municipal police services efficiently and effectively. The OPP does not have performance indicators with targets to measure and publicly report on the effectiveness of the police services it delivers.

NOW THEREFORE due to the high increases being difficult for small municipalities to adjust to each year.
THAT the Council of the Town of Petrolia direct the Clerk to send a letter to the Solicitor General, Premier Doug Ford, MPP Bob Bailey, and copy municipalities across Ontario **to request that the province provide financial assistance to offset the large percentage increases as recently issued to municipalities through the OPP annual billing statement.**

Carried

Kind regards,

Original Signed
Mandi Pearson
Director of Legislative Services | Deputy Operations | Clerk

cc: file
Municipalities of Ontario
Premier@ontario.ca - Honourable Doug Ford, Premier of Ontario
bob.bailey@pc.ola.org – MPP Bob Bailey, Sarnia-Lambton
lgpsb.chair@gmail.com – Lambton OPP Detachment Board

St. Catharines-Niagara CMA

October 2024 Housing Starts

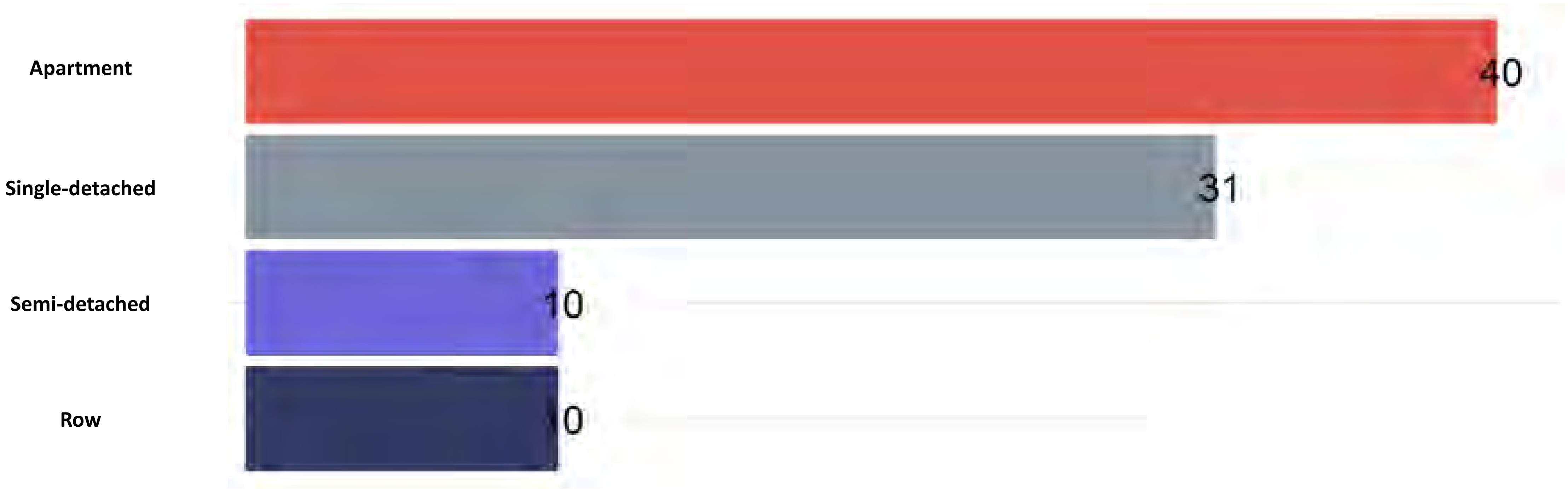
Anthony Passarelli

Lead Economist (Southern Ontario)

October housing starts by municipality, dwelling type and year

St. Catharines-Niagara CMA	All		Apartment		Row		Semi-detached		Single-detached	
Municipality	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024
Fort Erie	4	28	0	11	3	0	0	6	1	11
Lincoln	3	1	0	0	0	0	0	0	3	1
Niagara Falls	2	18	0	0	0	10	0	0	2	8
Niagara-on-the-Lake	8	3	0	0	0	0	0	0	8	3
Pelham	16	1	0	0	5	0	0	0	11	1
Port Colborne	4	1	0	0	0	0	0	0	4	1
St. Catharines	10	0	0	0	6	0	2	0	2	0
Thorold	149	0	4	0	50	0	2	0	93	0
Wainfleet	0	1	0	0	0	0	0	0	0	1
Welland	128	38	128	29	0	0	0	4	0	5
CMA Total	324	91	132	40	64	10	4	10	124	31

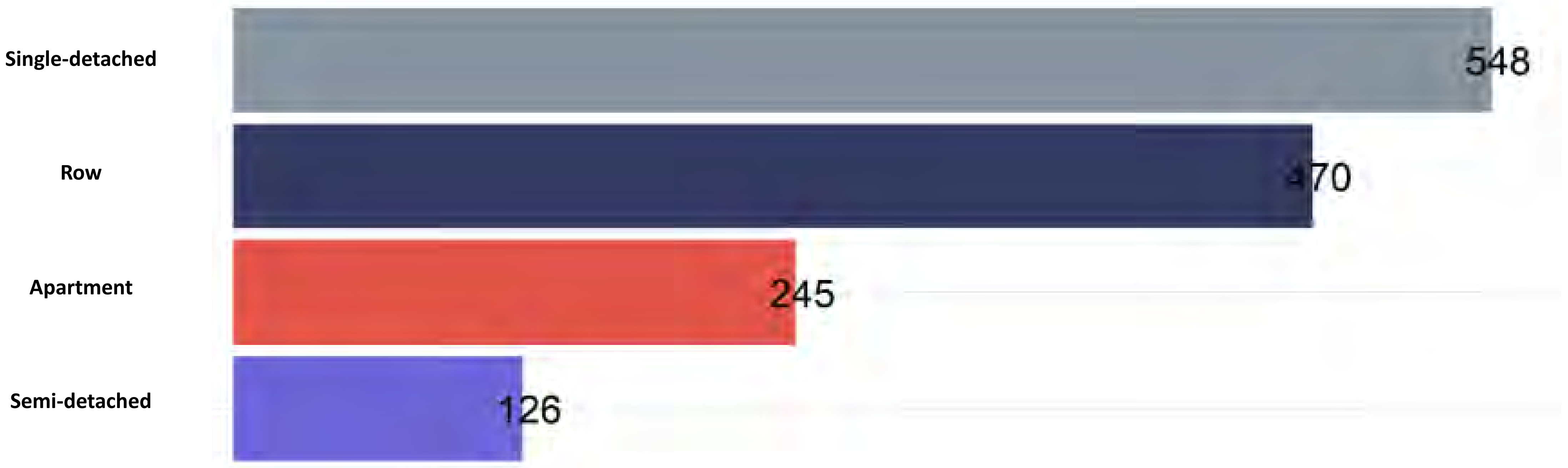
October 2024 housing starts by dwelling type (St. Catharines-Niagara CMA)



YTD housing starts by municipality, dwelling type and year

St. Catharines-Niagara CMA	All		Apartment		Row		Semi-detached		Single-detached	
Municipality	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024
Fort Erie	105	205	21	13	3	78	2	36	79	78
Lincoln	16	58	0	16	0	4	0	2	16	36
Niagara Falls	348	214	133	50	162	107	6	6	47	51
Niagara-on-the-Lake	86	39	0	1	43	0	0	2	43	36
Pelham	118	111	0	0	46	45	16	16	56	50
Port Colborne	35	25	6	0	7	0	2	0	20	25
St. Catharines	587	180	482	106	79	48	10	10	16	16
Thorold	558	206	4	30	256	66	36	2	262	108
Wainfleet	12	12	0	0	0	0	0	0	12	12
Welland	641	339	242	29	156	122	2	52	241	136
CMA Total	2,506	1,389	888	245	752	470	74	126	792	548

YTD housing starts by dwelling type
(St. Catharines-Niagara CMA)



King Township
2585 King Road
King City, Ontario
Canada L7B 1A1

Phone: 905.833.5321
Fax: 905.833.2300
Website: www.king.ca
Email: clerks@king.ca

November 28, 2024

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

premier@ontario.ca

Dear Premier,

RE: TOWNSHIP OF KING RESOLUTION – ESTABLISHMENT OF AN ONTARIO RURAL ROAD SAFETY PROGRAM

At its Council meeting of November 25, 2024, Council of the Township of King received and supported the following Resolution:

Whereas official statistics from the Government of Ontario confirm that rural roads are inherently more dangerous than other roads; and

Whereas, despite only having 17% of the population, 55% of the road fatalities occur on rural roads; and

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

Whereas, preventing crashes reduces the burden on Ontario's already strained rural strained health care system; and

Whereas, roadway collisions and associated lawsuits are significant factors in runaway municipal insurance premiums. Preventing crashes can have a significant impact in improving municipal risk profiles;

Now Therefore Be It Resolved That;

1. The Township of King requests that the Government of Ontario take action to implement the rural road safety program that Good Roads has committed to lead. It will allow Ontario's rural municipalities to make the critical investments needed to reduce the high number of people being killed and seriously injured on Ontario's rural roads; and
2. That a copy of this resolution be forwarded to Premier Doug Ford, Hon. Prabmeet Sarkaria, Minister of Transportation, Hon. Kinga Surma, Minister of Infrastructure, Hon. Rob Flack, Minister of Agriculture, Hon. Lisa Thompson, Minister of Rural Affairs, Hon. Trevor Jones, Associate Minister of Emergency Preparedness and Response, and Hon. Sylvia Jones, Minister of Health, and Good Roads; and

3. That this resolution be circulated to all municipalities in Ontario requesting their support.

Carried Unanimously.

Yours sincerely,

Denny Timm
Township Clerk

cc. Hon. Prabmeet Singh Sarkaria, Minister of Transportation Prabmeet.Sarkaria@pc.ola.org
Hon. Kinga Surma, Minister of Infrastructure Kinga.Surma@pc.ola.org
Hon. Rob Flack, Minister of Agriculture, Food and Agribusiness Rob.Flack@pc.ola.org
Hon. Lisa Thompson, Minister of Rural Affairs Lisa.Thompson@pc.ola.org
Hon. Trevor Jones, Associate Minister of Emergency Preparedness & Response Trevor.Jones@pc.ola.org
Hon. Sylvia Jones, Minister of Health Sylvia.Jones@pc.ola.org
Scott Butler, Executive Director, Good Roads scott@goodroads.ca
444 Municipalities of Ontario
Councillor Jennifer Anstey, King janstey@king.ca
Councillor Mary Asselstine, King masselstine@king.ca

Ministry of
Municipal Affairs
and Housing

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

Ministère des
Affaires municipales
et du Logement

Bureau du ministre

777, rue Bay, 17e étage
Toronto (Ontario) M7A 2J3
Tél. : 416 585-7000

Ontario

234-2024-5434

November 28, 2024

Dear Head of Council:

Through the *More Homes Built Faster Act, 2022*, changes were made to the *Planning Act* to accelerate implementation of the province's additional residential unit (ARU) framework. These changes allowed "as-of-right" (without the need to apply for a rezoning) the use of up to 3 units per lot in many existing residential areas (i.e., up to 3 units allowed in the primary building, or up to 2 units allowed in the primary building and 1 unit allowed in an ancillary building such as a garage).

To support implementation of ARUs, the *Cutting Red Tape to Build More Homes Act, 2024*, made further changes to the *Planning Act* to provide me, as the Minister of Municipal Affairs and Housing, with broader regulation-making authority to remove municipal zoning by-law barriers that may be limiting the development of ARUs.

Following consultation on the Environmental Registry of Ontario, our government has taken further action to tackle the housing supply crisis and reach our goal of building more homes by amending Ontario Regulation 299/19 – Additional Residential Units to remove certain municipal zoning by-law barriers. These changes took effect upon filing.

These changes will help to facilitate the creation of ARUs, such as basement suites and garden suites, by eliminating barriers including maximum lot coverage, angular planes, floor space index (FSI), minimum separation distances and minimum lot sizes on parcels of urban residential land subject to the ARU framework in the *Planning Act*. More information on these changes can be found through Environmental Registry of Ontario posting 019-9210.

It is my expectation that municipalities will respect these regulatory changes and the intent behind them. I will not hesitate to use my available powers to ensure these changes to the *Planning Act* are allowed to support our goal of building more homes.

We will continue working with our municipal partners to achieve our goal of building the homes that Ontarians need.

Sincerely,

Hon. Paul Calandra
Minister of Municipal Affairs and Housing

c. Martha Greenberg, Deputy Minister

Jessica Lippert, Chief of Staff to Minister Calandra

Chief Administrative Officer
Office of The Clerk