



COUNCIL INFORMATION PACKAGE

Friday, December 6, 2024

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The Corporation of the Municipality of St. Charles
RESOLUTION PAGE



Regular Meeting of Council

Agenda Number: 8.2.

Resolution Number 2024-403

Title: Resolution Stemming from October 16, 2024 Regular Meeting of Council - Item 8.1 - Correspondence #4

Date: November 20, 2024

Moved by: Councillor Loftus

Seconded by: Councillor Lachance

BE IT RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles hereby supports the letter dated September 20, 2024 by the Town of Bradford West Gwillimbury, regarding the Ontario Deposit Return Program;

AND BE IT FURTHER RESOLVED THAT a copy of this Resolution be sent to the Minister of the Environment, Conservation and Parks, Andrea Khanjin; the Minister of Finance, Peter Bethlenfalvy; the Association of Municipalities of Ontario (AMO); our local Member of Provincial Parliament (MPP); and all Ontario Municipalities.

CARRIED


MAYOR

September 20, 2024

BY E-MAIL

Hon. Andrea Khanjin, Minister of the Environment, Conservation and Parks
5th Floor
777 Bay St.
Toronto, ON M7A 2J3

Dear Minister Khanjin:

Ontario Deposit Return Program

I hope this letter finds you well. I am writing to formally address the recent discussions surrounding the Ontario Deposit Return Program, particularly regarding our community residents asking us about the recycling of nonalcoholic beverage plastics.

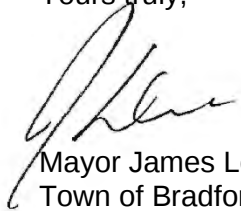
Whereas the Ontario Deposit Return Program has successfully incentivized the recycling of alcoholic beverage containers, resulting in the removal of over 204,000 tonnes of greenhouse gas emissions, we recognize the potential for similar success with nonalcoholic beverages.

The Ministry of the Environment, Conservation and Parks highlighted in their June 2023 letter that they are considering the adoption of a deposit-and-return system for nonalcoholic beverages. This initiative presents a unique opportunity to further promote recycling, reduce litter, and encourage sustainable practices among consumers.

Therefore, I am proud to announce that our Council endorses the expansion of the Ontario Deposit Return Program to include nonalcoholic beverage containers. We believe that this expansion will not only enhance environmental stewardship but also foster a culture of sustainability within our community.

We encourage all stakeholders to support this initiative and work collaboratively towards its implementation. Together, we can make a significant impact on our environment and set a positive example for future generations.

Yours truly,



Mayor James Leduc
Town of Bradford West Gwillimbury

CC:

Hon. Peter Bethlenfalvy, Minister of Finance
Hon. Caroline Mulroney, Member of Provincial Parliament for York-Simcoe
MPP Sandy Shaw, Opposition Environment, Conservation and Parks Critic
Ontario's Municipal Councils and Conservation Authorities

**The Corporation of the Municipality of St. Charles
RESOLUTION PAGE**



Regular Meeting of Council

Agenda Number: 8.3.

Resolution Number 2024-404

Title: Resolution Stemming from October 16, 2024 Regular Meeting of Council - Item 8.1 - Correspondence #7

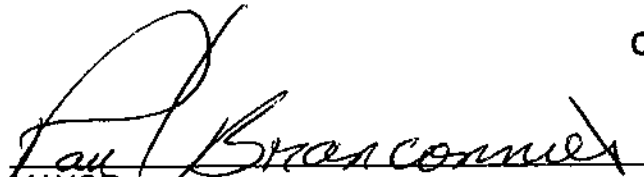
Date: November 20, 2024

Moved by: Councillor Laframboise

Seconded by: Councillor Pothier

BE IT RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles hereby supports Resolution #C-2024-09-16 passed by Tay Valley Township, regarding Public Sector Salary Disclosure; AND BE IT FURTHER RESOLVED THAT a copy of this Resolution be sent to the Premier of Ontario, Doug Ford; the Minister of Municipal Affairs and Housing, Paul Calandra; the Association of Municipalities of Ontario (AMO); our local Member of Provincial Parliament (MPP); and all Ontario Municipalities.

CARRIED


MAYOR



September 25, 2024

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

Sent by Email

Dear: Honourable Doug Ford

RE: Public Sector Salary Disclosure

The Council of the Corporation of Tay Valley Township at its meeting held on September 24th, 2024 adopted the following resolution:

RESOLUTION #C-2024-09-16

MOVED BY: Greg Hallam
SECONDED BY: Wayne Baker

"THAT, the Council of the Corporation of Tay Valley Township support the Township of Stirling-Rawdon's resolution regarding Public Sector Salary Disclosure;

THAT, the Public Sector Salary Disclosure Act be updated to reflect the inflation rates since 1996;

THAT, the Act be further updated so that the inflation rate is applied each year to the requirement to report public salaries;

AND THAT, this resolution be sent to the Province of Ontario Premier's Office, the Ministry of Municipal Affairs and Housing, the Association of Municipalities of Ontario and all Ontario Municipalities."

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, Deputy Clerk

Cc: Ministry of Municipal Affairs and Housing
Association of Municipalities of Ontario (AMO)
All Ontario Municipalities



November 29, 2024

The Right Honourable Justin Trudeau, Prime Minister

Sent via email: justin.trudeau@parl.gc.ca

Dear Honourable Justin Trudeau,

Please be advised that Brantford City Council at its meeting held November 26, 2024 adopted the following:

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

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:

- A. THAT Brantford City Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and

- B. THAT Brantford City Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and
- C. 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
- D. 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, Larry Brock - Member of Parliament (MP) and Will Bouma - Members of Provincial Parliament (MPP); and
- E. 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.

I trust this information is of assistance.

Yours truly,



Chris Gauthier
City Clerk, cgauthier@brantford.ca

cc Premier Doug Ford
Ontario Minister of Finance
Minister of Municipal Affairs and Housing
Member of Parliament (MP) Larry Brock
Member of Provincial Parliament (MPP) Will Bouma
Federation of Canadian Municipalities (FCM)
Association of Municipalities of Ontario (AMO)
Ontario Municipalities

November 27, 2024

Delivered by email

The Right Honourable Justin Trudeau
Prime Minister of Canada

justin.trudeau@parl.gc.ca

The Honourable Doug Ford
Premier of Ontario

premier@ontario.ca

Dear Prime Minister Trudeau and Premier Ford:

Re: Town of Aurora Council Resolution of November 26, 2024

**Member Motion 8.9.1 - Mayor Mrakas; Re: Request the Redistribution of the
Provincial Land Transfer Tax and GST to Municipalities for Sustainable
Infrastructure Funding**

Please be advised that this matter was considered by Council at its meeting held on
November 26, 2024, and in this regard, Council adopted 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**

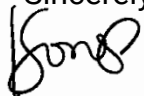
**Whereas a redistribution of a portion of the existing Land Transfer Tax and GST
would allow municipalities to better plan and invest in long-term infrastructure**

initiatives, supporting local economic growth and improving the quality of life for residents;

- 1. Now Therefore Be It Hereby Resolved That Aurora Town Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and**
- 2. Be It Further Resolved That Aurora Town Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and**
- 3. Be It Further Resolved That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and**
- 4. Be It Further Resolved That copies of this resolution be forwarded to 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**
- 5. Be It Further Resolved That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.**

The above is for your consideration and any attention deemed necessary.

Sincerely,



Ishita Soneji
Deputy Town Clerk
The Corporation of the Town of Aurora

IS/lb

Attachment (Council meeting extract)

Town of Aurora Council Resolution of November 26, 2024
Request the Redistribution of the Provincial Land Transfer Tax and GST to
Municipalities for Sustainable Infrastructure Funding
November 27, 2024

3 of 3

Copy: Hon. Peter Bethlenfalvy, Ontario Minister of Finance
Hon. Paul Calandra, Ontario Minister of Municipal Affairs and Housing
Leah Taylor Roy, MP Aurora—Oak Ridges—Richmond Hill
Tony Van Bynen, MP Newmarket—Aurora
Dawn Gallagher Murphy, MPP Newmarket—Aurora
Hon. Michael Parsa, MPP Aurora—Oak Ridges—Richmond Hill
All Ontario Municipalities
Federation of Canadian Municipalities (FCM)
Association of Municipalities of Ontario (AMO)



8. Committee of the Whole Meeting Report of November 5, 2024

Moved by Councillor Weese

Seconded by Councillor Thompson

That the Committee of the Whole Meeting Report of November 5, 2024, be received and the recommendations carried by the Committee approved, with the exception of sub-items 8.5.4, 8.8.1, and 8.8.3, which were discussed and voted on separately as recorded below.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

8.9 Member Motions

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

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

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

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

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

Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and

sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and

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

1. Now Therefore Be It Hereby Resolved That Aurora Town Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and
2. Be It Further Resolved That Aurora Town Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and
3. Be It Further Resolved That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and
4. Be It Further Resolved That copies of this resolution be forwarded to 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
5. Be It Further Resolved That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

Carried



PORT COLBORNE

Legislative Services

Municipal Offices: 66 Charlotte Street
Port Colborne, Ontario L3K 3C8 • www.portcolborne.ca

T 905.228.8031 F 905.834.5746

E charlotte.madden@portcolborne.ca

November 28, 2024

Via Email: justin.trudeau@parl.gc.ca

The Honourable Justin Trudeau
Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

Dear Hon. Justin Trudeau:

**Re: City of Port Colborne Support the City of Thorold regarding City Council
Statement respecting Flag Desecration**

Please be advised that, at its meeting of November 26, 2024 the Council of The Corporation of the City of Port Colborne supported the resolution from the City of Thorold regarding City Council Statement respecting Flag Desecration.

Please find the correspondence attached for your consideration.

Sincerely,

Charlotte Madden
City Clerk

ec: Vance Badawey, Member of Parliament, Niagara Centre
Niagara Region
Local Area Municipalities



Where Ships Climb The Mountain...

November 15, 2024

The Right Honourable Justin Trudeau
Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2
justin.trudeau@parl.gc.ca

SENT BY EMAIL ONLY

Re. 14.2 City of Thorold Council Resolution – City Council Statement respecting Flag Desecration

Please be advised that the Council of the Corporation of the City of Thorold, at its meeting held on November 12, 2024, considered the aforementioned topic and the following resolution was passed:

WHEREAS the Canadian flag is a symbol of the nation's unity, history, and values, representing the sacrifices and contributions made by Canadians across generations;

WHEREAS the Canadian flag stands as a symbol of national pride, democracy, freedom, and the rights and responsibilities of Canadian citizens;

WHEREAS the desecration of the Canadian flag is an act that disrespects the ideals and principles upon which Canada was built, undermining national cohesion and respect for the country's institutions;

WHEREAS acts of flag desecration can cause significant emotional harm to Canadians, particularly veterans, and others for whom the flag represents personal or collective sacrifice, dignity, and identity; and

WHEREAS criminalizing the desecration of the Canadian flag would serve as a means of protecting national symbols from acts that seek to degrade their meaning while still respecting the constitutional rights of citizens to protest peacefully and express diverse views;

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Thorold enacts as follows:

1. That Council for the City of Thorold **SUPPORTS** the amendment to the *Criminal Code* R.S.C., 1985, c. C-46, for the purpose of criminalizing the act of desecrating the Canadian Flag; and

2. That this resolution **BE CIRCULATED** to the Office of the Prime Minister of Canada, Justin Trudeau, and the Office of Member of Parliament for Niagara Centre, Vance Badawey, the Regional Municipality of Niagara, and lower-tier municipalities within the Region of Niagara.

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

Thank you,



Nicholas Debono
City Clerk, City of Thorold

cc. Vance Badawey, Member of Parliament, Niagara Centre
Niagara Region
Local Area Municipalities

**The Corporation of the Municipality of St. Charles
RESOLUTION PAGE**



Regular Meeting of Council

Agenda Number: 8.5.

Resolution Number 2024-406

Title: Resolution Requesting the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding (Fair Share)

Date: November 20, 2024

Moved by: Councillor Loftus

Seconded by: Councillor Lachance

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

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

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

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

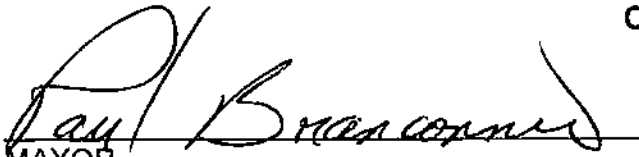
AND WHEREAS redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers;

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

1. **NOW THEREFORE BE IN HEREBY RESOLVED THAT** Council for the Corporation of the Municipality of St.-Charles formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and,
2. **BE IS FURTHER RESOLVED THAT** Council for the Corporation of the Municipality of St.-Charles calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and,
3. **BE IT FURTHER RESOLVED THAT** this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and,

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

CARRIED


MAYOR

November 29, 2024

Sent via email to: premier@ontario.ca; minister.mah@ontario.ca;
MinisterEnergy@ontario.ca

Premier of Ontario

Legislative Building
Queen's Park
Toronto, ON M7A 1A1

The Honourable Paul Calandra

Minister of Municipal Affairs and Housing
17th Floor, 777 Bay Street
Toronto, ON M7A 2J3

The Honourable Stephen Lecce

Minister of Energy and Electrification
10th Floor, 77 Grenville Street
Toronto, ON M7A 2C1

**RE: Guelph City Council Resolution to Enable Municipalities to Charge Fees
for use of Municipal Property by Gas Utilities**

Dear Premier Ford, Minister Calandra and Minister Lecce,

Guelph City Council at its meeting held on November 26, 2024 passed a resolution regarding the ability of municipalities to charge gas utilities for their use of municipal property, which included the following motions:

1. That Council request the Province of Ontario to amend section 9 of Regulation 584/06 under the Municipal Act, 2001, to permit municipalities to charge fair fees to for-profit gas utilities for their use of public property, as municipalities do in most other provinces.
2. That Council direct staff, to the satisfaction of the DCAO of IDE, to negotiate a Franchise Agreement with the gas distribution company that:
 - a. will allow the City of Guelph to charge fees for use of public property if and when Ontario Regulation 584/06 is amended to allow such charges,
 - b. will ensure that the City of Guelph is not liable to pay for any gas infrastructure relocations needed due to conflicts with municipal infrastructure, and
 - c. will ensure future charges for use of municipal property is not passed on to Guelph customers of the gas distribution company.
3. That the City of Guelph supports, in principle, the Bill 219, "No Free Ride for Fossil Fuels Act, 2024" tabled November 4, 2024 by Guelph MPP Mike Schreiner.

City Hall
1 Carden St
Guelph, ON
Canada
N1H 3A1

T 519-822-1260
TTY 519-826-9771

Across most of Canada, municipalities charge for-profit gas utilities fees for the use of municipal property. This revenue supports municipalities in managing abandoned gas distribution infrastructure and any conflicts with municipal infrastructure without increasing the financial burden on property taxpayers. However, in Ontario, Section 9 of *O.Reg. 584/06* under the *Municipal Act, 2001* prohibits municipalities from charging for-profit gas utilities these fees. If the charging of these fees is permitted, revenues would provide much needed funding towards essential City services and programs, and support the City in funding any future work associated with gas distribution infrastructure.

As Guelph seeks to renew its Franchise Agreement, which sets out the conditions for the use of municipal property by the gas distribution company, there is an opportunity to review the compensation framework for municipalities across Ontario. Many sectors and individuals are increasingly transitioning away from natural gas in favour of cleaner and carbon-free technologies, and Guelph Council believes municipalities should not be locked in to long-term agreements which limit the ability of municipalities to receive fair compensation from for-profit gas distribution companies.

As such, Guelph City Council requests the Province of Ontario amend section 9 of *O.Reg. 584/06* under the *Municipal Act, 2001*, to permit municipalities to charge fees to for-profit gas utilities for their use of public property. Additionally, Guelph City Council would like to express its support, in principle, for Bill 219 – the *No Free Ride for Fossil Fuels Act, 2024*, which would enshrine the right of municipalities to charge fees under the *Municipal Act, 2001*, and the *City of Toronto Act, 2006*.

Sincerely,

Intergovernmental Services on behalf of Guelph City Council

Chief Administrative Office

Intergovernmental.relations@guelph.ca

City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-822-1260 x5602

TTY: 519-826-9771

CC: Mike Schreiner, Member of Provincial Parliament for Guelph;
Ontario's Big City Mayors
Association of Municipalities of Ontario
All Ontario Municipalities



NIAGARA SKYDIVE CENTRE INC.

1-435 RIVER ROAD, FENWICK, ONTARIO. L0S 1C0 (P) 905-735-5867

November 25, 2024

Niagara Central Dorothy Rungeling Airport
435 River Road
Fenwick, Ontario
L0S 1C)

Dear Mr. MacLellan,

As you know, the arbitrators rendered their decision last Wednesday. Unfortunately, like many small businesses, Niagara Skydive Centre Inc. (NSC) has not yet recovered from the impact of the COVID-19 shutdowns and subsequent inflation. As a result, we simply cannot afford the rent increase outlined in the arbitrator's decision. Regrettably, we have no option but to vacate the premises. The aircraft and skydiving equipment have already been moved, and I will clear out the remaining items by no later than December 31, 2024. The St. Catharines Flying Club has given NSC notice that they are vacating the premises, and will be out by December 31, 2024.

On three separate occasions, NSC offered to amend our lease for a smaller space, based on terms previously proposed by you and the commission, at 53% higher than the arbitrator's finding. Unfortunately, these offers were declined. If the commission is open to revisiting the possibility of a smaller space, please let me know as soon as possible, Niagara Skydive Centre Inc. would like to continue operating in the community.

NSC has genuinely enjoyed being part of the airport community and operating a tourism-based business in the four municipalities. We believe our contributions have been positive, and I trust that our contribution to the airport will be remembered fondly by both our neighbours and the local businesses who have benefited from the spinoff business from both our staff and the thousands of customers we serve annually.

Thank you for your attention to this matter.

Regards,

Tim Grech
President, Niagara Skydive Centre Inc.

c.c. Airport Commission
Mayor's Champion, Grant, Junkin, and Steal
City Clerks



29 November 2024

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

RE: Resolution - Support for Provincial Absorption of OPP Costs

Dear Premier Ford,

Please be advised that the Council of the Corporation of the Township of Lanark Highlands passed the following resolution at their regular meeting held November 26th, 2024:

Moved by Councillor Kelso

Seconded by Reeve McLaren

THAT, the Council of the Township of Lanark Highlands expresses its support for the resolution from the Town of Midland, advocating for the full absorption of Ontario Provincial Police (OPP) costs into the provincial budget, eliminating cost recovery from municipalities;

AND THAT, a copy of this resolution be circulated to the Premier of Ontario, the Ministry of the Solicitor General, the Ministry of Finance, the Association of Municipalities of Ontario (AMO), and all municipalities across Ontario for their information and consideration.

Resolved

Sincerely,

Nicole Guthrie
Clerk

Encls.

c.c. The Solicitor General
Minister of Finance
Association of Municipalities
All Ontario Municipalities

THE CORPORATION OF THE
TOWN OF MIDLAND



575 Dominion Avenue
Midland, ON L4R 1R2
Phone: 705-526-4275
Fax: 705-526-9971
info@midland.ca

November 7, 2024

Premier Ford
Legislative Building
Queen's Park
Toronto ON M7A 1A1

Via email: premier@ontario.ca

Dear Premier Ford:

Re: Sustainable Funding for Small Urban Municipalities

At its November 6, 2024 Regular Council Meeting the Council for the Town of Midland passed the following Resolution:

WHEREAS it is apparent that the Ontario Government has overlooked the needs of Ontario's small urban municipalities; and

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

WHEREAS an increase of 26% one year, which is a million dollars (roughly 4% tax increase) for Midland and is something never projected;

NOW THEREFORE IT IS RESOLVED THAT The Town of Midland call on the Ontario Government to immediately implement sustainable funding for small urban 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 the OPP Billing Model be referred to the Auditor General for review; 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.

Thank you.

Yours very truly,

THE CORPORATION OF THE TOWN OF MIDLAND

Sherri Edgar

Sherri Edgar, AMCT
Municipal Clerk
Ext. 2210

cc.

MPP, Simcoe North, Jill Dunlop jill.dunlopco@pc.ola.org
Minister of the Solicitor General, Sylvia Jones sylvia.jones@pc.ola.org
Minister of Finance, Peter Bethlenfalvy peter.bethlenfalvyco@pc.ola.org
Association of Municipalities of Ontario (AMO) resolutions@amo.on.ca
All Municipalities in Ontario

**CORPORATION OF THE
TOWNSHIP OF NORTH GLENGARRY**

Council Meeting

Resolution # 8

Date: October 28, 2024

Moved By: Carma Williams

Seconded By: Jamie MacDonald

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 property 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 Township of North Glengarry 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;

**CORPORATION OF THE
TOWNSHIP OF NORTH GLENGARRY**

Council Meeting

Resolution #

Date: October 28, 2024

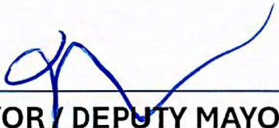
FURTHERMORE, THAT all Municipalities in Ontario and their constituents are encouraged to apply pressure to the Premier, daily, weekly, and monthly, to resolve the situation before it causes undue stress to everyone in the Municipality and;

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.

CARRIED

DEFEATED

DEFERRED



MAYOR / DEPUTY MAYOR

Deputy Mayor: Carma Williams

Councillor: Jacques Massie

Councillor: Brian Caddell

Councillor: Jeff Manley

Councillor: Michael Madden

Councillor: Gary Martin

Mayor: Jamie MacDonald

YEA

NEA



Northumberland County Council Resolution

SENT VIA EMAIL

November 28, 2024

Honourable Doug Ford (Premier of Ontario)
Honourable Sylvia Jones (Deputy Premier and Minister of Health)
Association of Municipalities of Ontario (AMO)
All Ontario Municipalities

Re: Correspondence, 'Support for Family Physicians'

At a meeting held on November 20, 2024 Northumberland County Council approved Council Resolution # 2024-11-20-828, adopting the below recommendation from the November 5, 2024 Community Health Committee meeting:

Moved by: Deputy Warden Olena Hankivsky
Seconded by: Councillor Scott Jibb

"**That** the Corporate Support Committee having considered the correspondence from the City of Stratford regarding 'Support for Family Physicians' recommend that County Council support the correspondence and direct staff to send a copy of this resolution to the Honourable Doug Ford (Premier of Ontario), the Honourable Sylvia Jones (Deputy Premier and Minister of Health), the Association of Municipalities of Ontario (AMO), and all Ontario Municipalities."

Council Resolution # 2024-11-20-828

Carried

If you have any questions regarding this matter, please do not hesitate to contact the undersigned at matherm@northumberland.ca or by telephone at 905-372-3329 ext. 2238.

Sincerely,
Maddison Mather



Manager of Legislative Services / Clerk
Northumberland County

Council Resolution

Moved By O. Hurlinsky
Seconded By S. Sibb

Agenda
Item 10

Resolution Number
2024-11-20- 828

Council Date: November 20, 2024

"That Council adopt all recommendations from the five Standing Committees, as contained within the Committee Minutes (meetings held November 4, 5 and 6, 2024), with the exception of the following items (referenced from the Standing Committee Minutes), that will be held for discussion:

Committee Name	Item #	Description	Held By
----------------	--------	-------------	---------

Finance & Audit Committee, Item 5.a 'Delegation 'Art Gallery of Northumberland' – held by Warden Ostrander			
--	--	--	--

And Further That the items listed above and held for separate discussion each require a separate resolution."

Recorded Vote
Requested by

Councillor's Name

Deferred

Warden's Signature

Carried /
Warden's Signature

Defeated

Warden's Signature

Community Health Committee Resolution

Committee Meeting Date: November 5, 2024

Agenda Item: 7.a

Resolution Number: 2024-11-05- 710

Moved by: B. Ostrander

Seconded by: O. Hankivsky

Council Meeting Date: November 20, 2024

"**That** the Corporate Support Committee having considered the correspondence from the City of Stratford regarding 'Support for Family Physicians' recommend that County Council support the correspondence and direct staff to send a copy of this resolution to the Honourable Doug Ford (Premier of Ontario), the Honourable Sylvia Jones (Deputy Premier and Minister of Health), the Association of Municipalities of Ontario (AMO), and all Ontario Municipalities."

Carried 
Committee Chair's Signature

Defeated _____
Committee Chair's Signature

Deferred _____
Committee Chair's Signature



City of Stratford, Corporate Services Department

Clerk's Office

City Hall, P. O. Box 818, Stratford, Ontario N5A 6W1

Tel: 519-271-0250, extension 5237

Email: clerks@stratford.ca

Website: www.stratford.ca

September 13, 2024

Sent via email – councilmeeting@toronto.ca

John D. Elvidge,
City Clerk
City of Toronto

Re: Resolution Regarding Requesting the Province to Support Family Physicians

We acknowledge receipt of your correspondence dated July 31, 2024, regarding the above-mentioned matter.

The said correspondence was provided to Stratford City Council for their information as part of the September 9, 2024, Council meeting Consent Agenda (CA-2024-140). Council adopted the following resolution:

THAT CA-2024-140, being a resolution from The City of Toronto regarding Provincial Support for Family Physicians, be endorsed.

Sincerely,

T. Dafoe

Tatiana Dafoe Clerk

/mf

cc: Hon. Mark Holland, Minister of Health
Association of Municipalities of Ontario
All Ontario municipalities

City Council

Member Motions - Meeting 19

MM19.5	ACTION	Adopted		Ward: All
--------	--------	---------	--	-----------

Requesting the Province to Support Family Physicians - by Councillor Dianne Saxe, seconded by Councillor Mike Colle

City Council Decision

City Council on June 26 and 27, 2024, adopted the following:

1. City Council request the Minister of Health to take immediate action to:
 - a. properly compensate family physicians with appropriate fee increases; and
 - b. reduce the administrative burden that the Province places on family doctors so they have more time to see their patients.
2. City Council forward City Council's decision to the Premier of Ontario, the Minister of Health, the Association of Municipalities of Ontario, and the municipal Clerks of Ontario's municipalities.
3. City Council request a direct response from the Minister of Health within 30 days.

Summary

On May 13, 2024, the City of Belleville set a good example by passing a resolution calling upon the provincial government to improve compensation and reduce administrative burden for Ontario's family physicians. Toronto should do the same.

The Province of Ontario is responsible for providing quality health care to all residents of Ontario. Family medicine is the backbone of the healthcare system and providing timely access to a primary health care provider for everyone in Ontario, is essential and should be a top Provincial Government priority. Instead, the shortage of family physicians has reached a crisis point.

Millions of Ontario residents, and hundreds of thousands of Torontonians, do not have a family doctor. Studies show that patients without a primary care provider have poorer health outcomes while costing the health care system more. Meanwhile, hospitals, emergency rooms and clinics are overloaded by residents' unmet health care needs.

The Province of Ontario could address this issue quickly and efficiently by paying fair wages to family physicians and by lessening the undue administrative burden this provincial government imposes on family doctors.

Background Information (City Council)

Member Motion MM19.5

(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-246768.pdf>)



The Municipality of Dysart et al

Regular Council Resolution

Tuesday, November 26, 2024

Motion #24-455

Moved by Pat Casey

Seconded by Carm Sawyer

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 Dysart et al 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 the Premier, the Ontario Minister of Transportation, the Ontario Minister of Infrastructure, the Ontario Minister of Agriculture, the Ontario Minister of Rural Affairs, the Ontario Associate Minister of Emergency Preparedness and Response, and the Ontario Minister of Health, and Good Roads; and

Further that this resolution be circulated to all municipalities in Ontario requesting their support.

Carried ☒

Defeated ☐

Deferred ☐

Walt McKechnie, Deputy Mayor

Mallory Bishop, Clerk

From: Regional.Clerk <regional.clerk@york.ca>

Sent: December 2, 2024 2:24 PM

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

On November 28, 2024 Regional Council endorsed 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;

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

Regards,

Christopher Raynor (he/him) | Regional Clerk, Regional Clerk's Office, Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
O: 1-877-464-9675 ext. 71300 | christopher.raynor@york.ca | york.ca

Our Mission: **Working together to serve our thriving communities – today and tomorrow**

NOVÆ RES URBIS

GREATER TORONTO & HAMILTON AREA

WEDNESDAY,
DECEMBER 4, 2024

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Richmond Hill
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Mississauga Infill
Project to Bring More
Housing to Underutilized
Church Site

■ WASAGA SEEKING TO CREATE A TRUE MIXED-USE, YEAR-ROUND COMMUNITY WITH BEACHFRONT REVITALIZATION

REINVENTING WASAGA BEACH

Matt Durnan

The **Town of Wasaga Beach** has unveiled the latest vision for the revitalization of its celebrated beachfront, a vision that will transform the area from a one-season tourist destination into a high-quality mixed-use district, with a focus on transitioning Wasaga Beach's iconic summer beachfront into a year-round destination and place to live.

On November 29, the Town of Wasaga Beach released the

detailed vision for a new mixed-use development on a roughly 2.1-hectare portion of town-owned land on Wasaga Beach's beachfront, known as "Beach Area 1". The revitalization will occur in partnership with developer **Stonebridge Building Group**.

"This project marks an exciting chapter for us as we

continue to build vibrant, sustainable communities that connect people with the natural beauty of their surroundings," Stonebridge president **Mark Crowe** said in a news release.

"We are committed to creating a dynamic and integrated development where the community can live, work, and thrive."

Previously, the Town had been working in partnership with **FRAM Building Group** and **Sunray Group of Hotels** on its plans to redevelop its waterfront with a brand-new hotel, residences, restaurants and a new public square (See: "Putting Wasaga Back on the Map", *Novae Res Urbis* GTHA,

CONTINUED PAGE 7

Rendering of a row of live-work townhouses with commercial uses at grade and residential above that would be included in Stonebridge Building Group's proposed redevelopment of the 'Beach 1 Area' in the Town of Wasaga Beach. Stonebridge's vision for the entire beachfront redevelopment would bring more than 150 residential units and more than 30 new commercial units to the roughly two-hectare area near the town's waterfront.

SOURCE: TOWN OF WASAGA BEACH/STONEBRIDGE BUILDING GROUP



UPCOMING DATES

DECEMBER

4 Barrie Council, 7:00 p.m.

Caledon General Committee,
2:30 p.m.

Hamilton General Issues
Committee, 9:30 a.m.

Markham Council, 1:00 p.m.

Mississauga General
Committee, 9:30 a.m.

Richmond Hill Committee of
the Whole, 9:30 a.m.

Whitchurch-Stouffville
Council, 1:00 p.m.

Whitchurch-Stouffville Public
Meeting, 7:00 p.m.

5 Oakville Special Council,
6:30 p.m.

York Region Committee of the
Whole, 9:00 a.m.

9 Ajax General Government
Committee, 1:00 p.m.

Brampton Planning &
Development Committee,
7:00 p.m.

Clarington Planning &
Development Committee,
5:00 p.m.

Halton Hills Council, 3:00 p.m.

King Council, 6:00 p.m.

Milton Council, 7:00 p.m.

Mississauga Planning &
Development Committee,
1:30 p.m. and 6 p.m.

Newmarket Council, 1:00 p.m.

Oakville Planning &
Development Council, 6:30 p.m.

■ UN UNIVERSITY INSTITUTE FOR WATER, ENVIRONMENT
AND HEALTH RELOCATES TO RICHMOND HILL

INNOVATION NATION



Lana Hall

A new partnership between the **City of Richmond Hill** and a research institute affiliated with the **United Nations University** will see the City “host” the research institute and potentially partner with them on some of Richmond Hill’s own environmental initiatives, including reducing its carbon footprint and protecting its natural ecosystems, including the Oak Ridges Moraine.

Last month, the **City of Richmond Hill** signed a Memorandum of Understanding (MOU) with **United Nations University** (UNU) that will enable the university to partner with the City on research while leasing space for the headquarters of its Institute for Water, Environment and Health at Richmond Hill city hall. United Nations University’s Institute for Water, Environment and Health (UNU-INWEH) is one of 13 institutes in cities around

the world that constitute the United Nations University system.

The UNU-INWEH was established in 1996 to study water, environmental, and health challenges around the world, with a particular focus on countries in the Global South. Since its inception, the institute has been hosted by **McMaster University** in Hamilton, though it also has “hubs” in New York, Sweden and Germany. But after its most recent five-year review with McMaster—mandated by the federal government as part of its hosting agreement—all parties determined the institute’s headquarters would benefit from a more central location within the Greater

Toronto Area.

“The 1990s design was what got us to McMaster, but almost three decades later, we have ... new initiatives that we could pursue better by moving to the GTA,” UNU-INWEH director **Kaveh Madani** told *NRU*.

According to City of Richmond Hill director of economic development **Anthony Ierullo**, since March, the UNU-INWEH has been leasing 6,000 square feet of space on the seventh floor of Richmond Hill city hall, located at 225 East Beaver Creek Road. Previously, the space was vacant.

The UNU is not a traditional teaching university; in Canada, it does not offer degrees or

CONTINUED PAGE 84 ■

The 1990s design was what got us to McMaster, but almost three decades later, we have ... new initiatives that we could pursue better by moving to the GTA.

-Kaveh Madani



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INNOVATION NATION

CONTINUED FROM PAGE 2

diplomas unless partnering with a local, accredited college or university. Instead, it focuses on research and development, capacity building and education, and policy work. Some of the UNU-INWEH's previous research and capacity-building work has involved flood forecasting, satellite-based examination of land-use changes, examining nature-based solutions to drought, and research into how lack of access to clean water and sanitation infrastructure disproportionately impacts women.

The institute's new headquarters within Richmond Hill city hall will bring professionals from other UN member states around the world to Richmond Hill, while also working with local organizations and other post-secondary institutions across Canada.

Although the university's mandate is set by the United Nations, communities that host the various UNU institutes—including Richmond Hill—may be the subject of or partners in some of the institute's initiatives. The MOU signed by UNU-INWEH and the City of Richmond Hill, for example, is intended to “support collaboration” in areas of shared interest, including the City's

goal of reducing its carbon emissions, water, and energy use, as well as its efforts to support natural ecosystems and manage local environmental impacts, such as flooding.

The MOU also mentions exploring the creation of a “sustainability innovation hub,” that would bring together technology and environmental solution providers, start-ups and entrepreneurs.

Ierullo says the hub could help encourage the development of local green businesses. Many of these environmental issues, he told *NRU*, while potentially benefiting Richmond Hill, are issues facing communities elsewhere, who will also benefit from this research.

“[UNU-INWEH has] the ability to assist with monitoring and standards, and so within that context, they could assist the City with physical monitoring of various conditions and [assessing] how they're evolving over time in response to City initiatives. They could also help us to take

some of those benchmarks and evaluate them in the context of what's happening globally,” he says.

“...They can take their leading research in these areas of shared interest and help bring that to Richmond Hill... and perhaps provide some leadership both locally and internationally around how to address some of these issues, which are not simply happening in Richmond Hill. These are challenges that communities are facing around the world.”

Richmond Hill Ward 2 councillor **Scott Thompson** helped organized the city's first ECO Family Fest in October, an event designed to educate members of the Richmond Hill community about small changes they could make in their day-to-day lives to combat climate change. UNU-INWEH undertook outreach at the festival. Thompson believes this kind of local outreach could help Richmond Hill residents make better decisions about their energy and water consumption habits, and help them better understand the collective impact behind those decisions.

“...Things like making water work for you in a better way, say, through rain gardens. I think getting that message out

[is important], because there will be a lot of people saying, ‘Yeah, I could put a low-flow faucet in my house. Big deal.’ There's so much more to it,” says Thompson. “There are individuals that say, ‘Well, I'm just one person. How can I make a difference?’ But when you think of the billions of people on this planet, if we all just did one little thing, it would make a big difference.”

Ierullo says Richmond Hill is a natural fit for the institute's new headquarters, both because of the municipality's natural topography, and its renewed focus on sustainability (the City has passed both an Environment Strategy and a Community Energy and Emissions Plan since 2022).

“...The City's home to the Oak Ridges Moraine and has a longstanding commitment to the environment ... We're pretty centrally located and have a diverse, well-educated community, so I think there's a real natural fit here in terms of who the UNU is and who Richmond Hill is at its core.”



There are individuals that say, ‘Well, I'm just one person. How can I make a difference?’ But when you think of the billions of people on this planet, if we all just did one little thing, it would make a big difference.

-Scott Thompson

OPTIMIZING OPPORTUNITIES



Matt Durnan

A mid-rise residential infill development project proposed for a church site in east Mississauga's Rathwood community would bring a significant number of rental units, including affordable rental units, to the neighbourhood while transforming an underutilized car-oriented site into a more connected, cohesive, and

pedestrian-friendly community.

At its November 25 meeting, Mississauga planning and development committee adopted staff recommendations to approve **Kindred Works'** official plan and zoning by-law amendment applications for a site at 4094 Tomken Road and 924 Rathburn Road East. Once endorsed by city council, the approval will permit the development of two 12-storey

rental apartment buildings on a site that currently accommodates the Westminster United Church and a seven-storey rental apartment building. Both existing buildings on the site would be retained.

The official plan amendment redesignates the site from "Residential High Density" to "Residential High Density – Special Site", while the zoning

by-law amendment permits an increased floor space index (FSI) that will come with the addition of two new buildings.

"The property is already designated 'Residential High Density' and is therefore envisioned to accommodate taller buildings with greater densities. Mississauga's official plan specifically identifies those areas within Neighbourhoods that are to be the focus for higher-density uses, which includes sites that contain existing apartment buildings, such as the subject property,"

City of Mississauga director of development and design **Chris Rouse** told *NRU*.

Kindred Works' proposal would bring two new 12-storey rental apartment buildings to the site, containing a total of 250 new rental homes, while

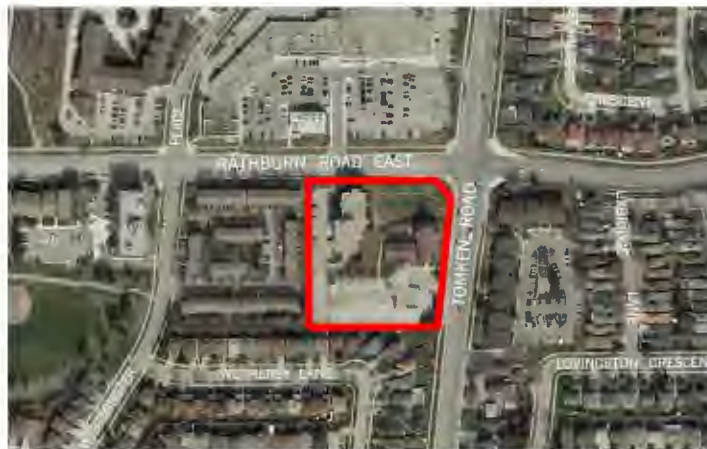
CONTINUED PAGE 5 ■

Aerial image showing the location of the site at 4094 Tomken Road and 924 Rathburn Road East in Mississauga where Kindred Works is seeking to develop two 12-storey rental apartment buildings. Currently, the site accommodates an active place of worship (the Westminster United Church) and a seven-storey apartment building, both of which would be retained as part of the proposed development. The two new buildings would bring a total of 250 new rental apartments to the site, 30 per cent of which would be affordable rentals.

SOURCE: CITY OF MISSISSAUGA

Photo of the site at 4094 Tomken Road and 924 Rathburn Road East looking west from Tomken Road. To the right, the Westminster United Church is visible, while a seven-storey apartment building can be seen in the background. These two existing buildings would be retained as part of Kindred Works' proposed redevelopment of the site that would bring two additional 12-storey rental apartment buildings to it, containing a total of 250 new dwelling units.

SOURCE: GOOGLE



OPTIMIZING OPPORTUNITIES

CONTINUED FROM PAGE 4

demolishing an existing surface parking lot and developing three levels of parking below grade. The new underground parking facility would provide 193 resident spaces and 43 visitor parking spaces for the site.

Thirty percent of the 250 rental homes for the site are proposed to be affordable rental units, targeting 80 per cent of median market rent as per the **Canada Mortgage and Housing Corporation's** (CMHC) National Housing Co-Investment criteria. The

provision of 50 barrier-free dwelling units will provide more accessible units than are required currently by the *Ontario Building Code*.
“This application is not only

addressing the need for more affordable rental housing, but it is going above and beyond the requirements for barrier-free units, which is essential in terms of our aging population, so this is really a nod to addressing and respecting those with accessibility needs,” Mississauga ward 3 councillor **Chris Fonseca** told *NRU*.
“On top of that, this proposal is seeking a **Passive House**

[Canada] certification, so it’s not only providing rental housing in the short term, but it’s looking to the future on how to hold down the costs associated with heating and cooling and addressing sustainability.”
Passive House Canada is a national non-profit that advocates for high-performance building

CONTINUED PAGE 6



Proposed concept site plan for Kindred Works’ infill development proposal at 4094 Tomken Road and 924 Rathburn Road East. Kindred Works is proposing to develop two new 12-storey rental apartment buildings (orange) on the site. Currently, the site accommodates the Westminster United Church (blue, right side of the site) and a seven-storey apartment building (identified in blue, left side of site), which would both be retained.

SOURCE: CITY OF MISSISSAUGA
ARCHITECT: KPMB ARCHITECTS
PLANNER: MHBC

Rendering looking west from Tomken Road at Kindred Works’ proposed infill development for a site at 4094 Tomken Road and 924 Rathburn Road East in Mississauga. The proposed two-building infill project would bring a total of 250 new rental apartments to the site, 30 per cent of which would be affordable rental homes.

SOURCE: CITY OF MISSISSAUGA
ARCHITECT: KPMB ARCHITECTS

OPTIMIZING OPPORTUNITIES

■ CONTINUED FROM PAGE 5

standards that reduce greenhouse gas emissions and provide resilient buildings that can withstand the effects of climate change.

“Kindred Works has integrated eight guiding principles for land use that have been established, including preserving the character, cultural heritage and livability of Mississauga’s communities and supporting the creation of distinct, vibrant and complete communities by building beautifully designed and inspiring environments,” Kindred Works CEO **Tim Blair** told *NRU*.

“This proposed development responds to these principles by incorporating family-friendly amenities, low-carbon timber construction, durable materials, geothermal heating and cooling, as well as passive strategies in alignment with the green infrastructure goals of the *Growth Plan*, with zero on-site carbon emissions also being pursued.”

This is not the first time that this site at the corner of Tomken Road and Rathburn Road East has been targeted for redevelopment, and both the Westminster United Church and local community members have long been supportive of bringing housing to the site.

The church, along

with members of the local community approached the **Province of Ontario** back in the 1990s seeking to build the existing seven-storey apartment building on the site, known as Tomken Grove non-profit homes, and that advocacy from the community continues today with widespread local support for Kindred Works’ proposed infill development.

“It’s not just the church, it’s the local community that really saw this site as an opportunity in terms of adding infill housing. You have the parking lot that exists there, so it really is an under-utilized site,” said Fonseca.

By infilling the site, the proposed development will create a more cohesive community by introducing new pedestrian pathways connecting Rathburn Road East with Tomken Road, and improving permeability throughout the site, while also creating a more a natural transition to the adjacent ground-related residential communities that border the site to the west and south.

“You’re going to have additional tree canopy brought to this area as well. Right now, the adjacent surrounding neighbourhoods are pretty much abutting an asphalt parking lot. So yes, you’re going

to have new buildings there, but you’re also going to have much more trees and landscaping,” Fonseca said.

Kindred Works made a number of revisions to its original proposal for the site between May of 2023 and now in order to improve compatibility with the surrounding area. Compatibility improvements included reducing the height of the base building proposed to be located adjacent to the low-rise residential neighbourhood to the south, eliminating balconies to reduce overlook conditions, increasing building setbacks along Tomken Road to reduce shadow impacts, and an overall reduction to the massing of the buildings.

Development proposals like this one are integral to Mississauga’s ability to fulfill its pledge to build 120,000 new residential units over the next 10 years. While 250 units may appear to be a drop in the bucket of creating more housing supply, maximizing residential opportunities on smaller infill sites in this part of the city is an important piece of the housing puzzle.

The Applewood Hills neighbourhood, and more specifically, the Rathwood neighbourhood where the development is proposed is largely characterized by older single-family ground-related housing, and a fairly large proportion of Ward 3 is of similar character.

This means that this part of the city does not present the

same opportunities for massive mixed-use towers that can provide thousands of housing units, like the projects being built in Mississauga’s Square One area or the master-planned communities in Port Credit, like Rangeview Estates and Lakeview (See: “*Envisioning Homes on the Range*”, *Novae Res Urbis GTHA*, December 6, 2023).

“These are established neighbourhoods that are mostly the old ‘R3’ zoning, where you have a lot of singles and semi-detached or townhomes. It’s low-density,” Fonseca said.

“It’s obviously not the City that develops housing, but we need to be looking for opportunities for partnerships and looking for these infill opportunities. Of course, this is not high-density like in the downtown, where you’re going to get 85 storeys, or anything like that, but we need to work with applicants when they come forward and recognize how to optimize these kinds of sites.”



REINVENTING WASAGA BEACH

■ CONTINUED FROM PAGE 1

June 26, 2024). While Sunray will remain a partner for the development of the hotel, the Town parted ways with FRAM amicably in October, and subsequently selected local developer Stonebridge through an RFP (request for proposals) process.

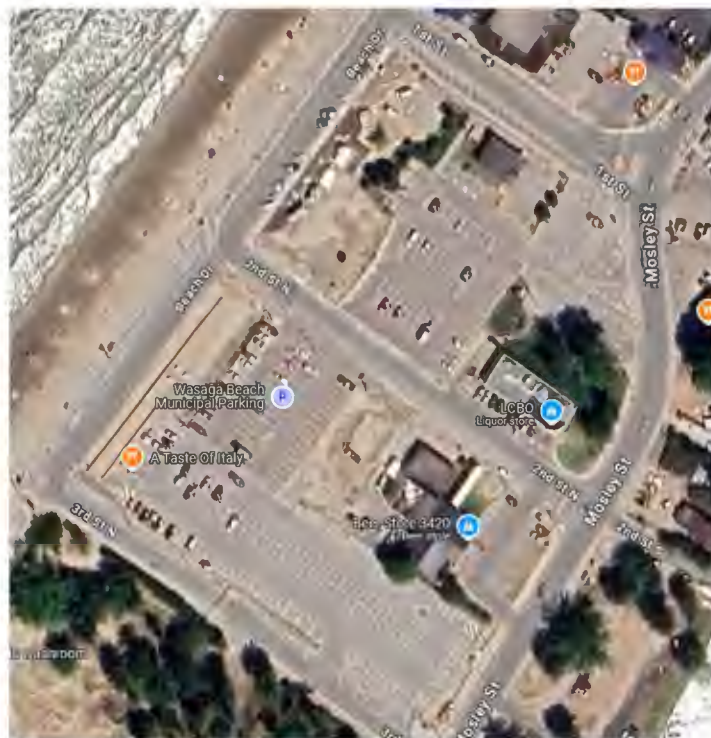
“We’re on good terms with FRAM and we parted amicably, it’s just that the deal wasn’t good enough for the municipality. It’s not to knock FRAM and we have the highest respect for them, but we were looking for something a little better, so we put out an RFP and Stonebridge responded with what we consider an exceptional approach,” Wasaga Beach CAO **Andrew McNeill** told *NRU*.

The most noteworthy difference between the vision established by FRAM and the Town and the one Stonebridge has presented is Stonebridge’s inclusion of significantly more commercial space on the site, creating a true mixed-use development, while staying true to the historic retail character of the beachfront area.

“The original plan that FRAM submitted didn’t have any commercial in it, and that was one of the things we were trying to get into. The plan was to have FRAM introduce more commercial and they were reluctant to do so,” McNeill

said.

“Having an experienced commercial developer [like Stonebridge] who knows the Wasaga market, they’ve introduced the commercial uses quite willingly.”



The “Beach 1” area is identified as the area bordered by Beach Drive to the north, 3rd Street to the west, 1st Street to the east, and Mosley Street to the south. Currently, the area accommodates little more than a few small retail stores and large surface parking lots.

The area east of 1st Street is where Sunray will be developing a new hotel, which will also include a new public square and amenities.

“The lands to the west of 1st Street is the area that we have brought Stonebridge in to work on with us, so they will handle the mixed-use development with commercial, and to the east, there will be the new hotel with restaurants and shops right

■ CONTINUED PAGE 8

Aerial image showing the location of the ‘Beach 1 Area’ in the Town of Wasaga Beach (bordered by Beach Drive, 1st Street, Mosley Street, and 3rd Street) where Stonebridge Building Group will be developing a new mixed-use community that will bring at least 150 new residential units and more than 30 new commercial spaces to the town. Currently, the area consists mostly of surface parking lots serving both the beach area and local small retail stores.

SOURCE: GOOGLE

Concept site plan and phasing for the redevelopment of the ‘Beach 1 Area’ in the Town of Wasaga Beach. Stonebridge Building Group will be redeveloping the area as a new mixed-use community that will include commercial and residential uses in close proximity to Wasaga’s beachfront. Construction of the first phase (area shaded purple) is slated to start in spring of 2025, bringing the first 18 residential units and five new commercial units to the area.

SOURCE: TOWN OF WASAGA BEACH/STONEBRIDGE BUILDING GROUP

REINVENTING WASAGA BEACH

■ CONTINUED FROM PAGE 7

on the beach,” McNeill said.

In order to support the redevelopment of the Beach 1 area, the Town is undertaking some major infrastructure work, with the planned rebuilding of Beach Drive, raising the road by five feet in order to address flooding issues in the area, given its close proximity to the beach itself and Georgian Bay. The work will also include the rebuilding of some of the north-south streets connected to Beach Drive, including 1st Street, 3rd Street, and Spruce Drive.

The majority of the buildings that exist in the area will be demolished over the course of this winter in preparation for the upcoming road work.

As a result of the planned infrastructure improvements, Stonebridge’s proposed redevelopment of the area will be carried out in a phased manner, with the first phase starting in the spring of 2025, in an area south of Beach Drive near 1st Street where stacked townhouses and live-work townhouses are proposed. This phase of work will bring at least 18 residential units and five commercial units to the beachfront site.

In total, Stonebridge’s proposal would bring more than 150 new residential units

to the Beach 1 area, along with 31 new commercial units. In addition to the rebuilding of Beach Drive, the Town will be redesigning 1st Street in collaboration with Stonebridge.

“Stonebridge is trying to stay away from that [road] construction in the first year, so they’re starting on 1st Street so that they can start advancing new buildings but stay out of the way of construction,” said McNeill.

“As soon as that [road] construction is done, they will move in and start on the buildings right on Beach Drive.”

The scale and form of the proposed development is not much of a departure from what FRAM had proposed previously. The majority of the buildings proposed by Stonebridge will still be in the

three to four-storey range, as the Town’s vision for the area has remained consistent in its desire for smaller-scale buildings so as not to overwhelm the beachfront with larger towers.

The buildings will largely be mixed-use in nature, with commercial uses at grade and residential units above, as well as live-work units. Striking the right balance between commercial uses and residential near the town’s beachfront is of the utmost importance in the plans to redevelop the area, to counteract forces that have seen Wasaga Beach “close down” so to speak in the cooler months once the more temperate summer beach weather has departed.

“The entire beachfront is commercial only... There were historically some live-work units on our old Main Street, but come Labour Day, without people living there, it’s difficult to support the retail and commercial uses,” McNeill said.

“It’s very important to us

that we actually have a true mixed-use community so that we can have life year-round there, and the businesses can survive year-round. Obviously, in the middle of summer with two million tourists, everything is busy, but you want to design for the cold, windy, rainy days in the off-peak [season]. Having mixed-use is really important; we haven’t set a policy that it has to be 50-50 [commercial-residential], we’re just trying to be intelligent about how we introduce mixed-use and get a little more people living there.”

CONTINUED PAGE 9 ■

Rendering of dual-frontage townhouses that would be included in Stonebridge Building Group’s redevelopment of the Town of Wasaga Beach’s ‘Beach 1 Area’. The Town of Wasaga Beach recently unveiled the latest vision for the beachfront redevelopment, which will be carried out in partnership with Stonebridge and Sunray Group of Hotels, bringing new residential, commercial, and community uses to the area and making it a year-round destination.

SOURCE: TOWN OF WASAGA BEACH/STONEBRIDGE BUILDING GROUP



IN BRIEF

Oakville undertakes review of Uptown Core Growth Area

The **Town of Oakville** is undertaking review of its official plan designations and planning policies for the Uptown Core Growth Area, including policies around housing, commercial uses, transit, parks, and other amenities. Oakville's Uptown Core, located in the southwestern quadrant of the Dundas Street East and Trafalgar Road intersection, with Glenashton Road to the south, and Sixth Line to the

west, is a primary growth area in the Town, is anticipated to accommodate a consequential share of the Town's projected population and employment growth. The Town of Oakville is hosting two opportunities this Saturday, November 7 for members of the public to get involved. Members of the public are invited to attend a drop-in open house on the Uptown Growth Area on Saturday, November 7 between 10:00 a.m. and noon at the Oak Park Neighbourhood Centre (2200 Sawgrass Drive). At the open house, Town staff will

be available to discuss the Uptown Core Growth Area review process and to receive comments. Town of Oakville staff will also be leading a neighbourhood walk and talk on the project at 1:15 p.m. to 2:30 p.m. this Saturday, November 7. Those interested in participating should meet at the Uptown Core Terminal green space (northeast corner of Taunton Road and Oak Walk Drive) at 1:15. The walk and talk will provide residents to provide staff with their perspectives on neighbourhood strengths, opportunities, and challenges.

For more information on the Town of Oakville Uptown Core Growth Area Review, please visit the Town website [here](#).

Town seeking public feedback on Oakville Harbour West Shore Rehabilitation project

The **Town of Oakville** is seeking community feedback on the final phase of the Oakville Harbour West Shore Rehabilitation Project. This phase of the redevelopment entails improvements to Shipyard Park and nearby

CONTINUED PAGE 11

REINVENTING WASAGA BEACH

CONTINUED FROM PAGE 8

Town of Wasaga Beach Mayor **Brian Smith** has been championing the redevelopment of the town's beachfront for more than a decade; it was part of the platform he was elected on in 2013. Smith has since noted that he does not feel any community is complete without a downtown proper and a Main Street.

"Stonebridge has presented the Town with an offer that represents fair market value, which demonstrates that they understand the value of this

land and this development for the future of our community," said Smith in a news release.

"They are ready to get shovels in the ground on a high-quality, mixed-used development that will complement the work being done by Sunray Group of Hotels and support year-round economic activity at Beach Area 1. All of this aligns with the Town's plans to reinvent our main beachfront and commercial area. It also validates council's decision to accept nothing less than the

best deal for the taxpayers and full-time residents of Wasaga Beach."

Making the leap from seasonal tourist destination to year-round destination and place to live, work, and play is a move that few Ontario municipalities ever have the opportunity to consider, but Wasaga Beach was fortunate to be able to look to its neighbours across Georgian Bay in Collingwood for some lessons learned on making that transition.

"There are examples all over the world, but the best local example for us is the Village at Blue [Mountain]. Before the Village at Blue was built, Collingwood was a seasonal town, it was a winter community and

Wasaga is primarily a summer community," McNeill said.

"When they built the Village at Blue, they focused on mixed-use, great place quality, shops, restaurants, and they took what was a winter community and now their busiest season is actually the summer, far more than winter. That's a local example of when you invest in great place quality, you can actually create a year-round destination and we're applying the same principles, just reversing the seasons, because it's a proven formula that works." 🌸

OLT NEWS

SETTLEMENT APPROVED FOR STONEY CREEK DEVELOPMENT

In a November 19 decision, OLT Member **Pavel Tomilin** allowed appeals, in part, by **1520866 Ontario Ltd. (Losani Homes)** against the **City of Hamilton's** failure to make a decision on its applications for official plan and zoning by-law amendments, draft plan of subdivision, and site plan control, for 157 Upper Centennial Parkway.

Originally, Losani proposed to develop the 1.87-hectare Upper Centennial Parkway property with 95 townhouses. The City did not make a decision on the applications within the *Planning Act* statutory timeframes and Losani appealed to the OLT.

Prior to the hearing, Losani reached a settlement with the City on the basis of revisions to the applications. The settlement proposal seeks to develop 82 townhouses

and a mixed-use building containing nine residential units and five commercial units. Planner **David Aston (MHBC)** provided evidence on behalf of Losani, in support of the settlement.

The Tribunal accepted Aston's evidence and allowed the appeals, in part, approving the official plan and zoning by-law amendments, draft plan of subdivision, and site plan as appended to the decision.

Solicitors involved in this decision were **Denise Baker (WeirFoulds)** representing 1520866 Ontario Ltd., **Peter Krysiak** and **Patrick MacDonald** representing the City of Hamilton, and **Scott Snider** and **Anna Toumanians (TMA Law)** representing **Alinea Land Corporation**. [See *OLT Case No.* [OLT 21-000610](#)]

AINSLIE WOOD VARIANCES REFUSED

In a November 21 decision, OLT Member **Ken Hewitt**

denied an appeal by **B.U. Inc.** against the **City of Hamilton** Committee of Adjustment's refusal of its minor variance application for 9 Westbourne Road.

B.U. originally received a building permit to enable the conversion of an existing rear-detached garage into a one-storey four-bedroom secondary suite. Subsequently, B.U. submitted an application for a minor variance to permit the development of four additional bedrooms within the attic roofline of the approved structure, for a total of eight bedrooms, thus increasing its habitable area from 89 to 124 square metres. The variances were refused by Committee of Adjustment, and B.U. appealed to the OLT.

The Tribunal heard evidence from planner **Eldon Theodore (MHBC)** in support of the variances, and from City planner **Jennifer Catarino**, in opposition to them. The Tribunal agreed with Catarino's

evidence that the variance was not minor, and that it therefore failed to satisfy the four *Planning Act* tests.

Given this finding, the Tribunal denied the appeal and refused the variance.

Solicitors involved in this decision were **Adriana Pilkington (Cassels)** representing B.U. Inc. and **Peter Krysiak** representing the City of Hamilton. [See *OLT Case No.*



IN BRIEF

CONTINUED FROM PAGE 9

parking facilities, trails, and landscaping, as well as incorporation of a new feature highlighting the Town's historical connections to the Underground Railroad.

Members of the public are invited to attend a drop-in open house on the Oakville Harbour West Shore Rehabilitation Project on Wednesday, December 4 from 6:30 p.m.

to 8:00 p.m. at the Oakville Yacht Squadron (97 Forsythe Street). Oakville parks and open space staff and project consultant **MBTW Group** will be on hand to speak to open house visitors, answer questions, and hear attendees thoughts. For community members unable to attend the open house in person, the Town will be

posting a video presentation on the project on December 4. To learn more about the Oakville Harbour West Shore Rehabilitation Project or to access the online video presentation on December 4, please visit the Town website



COMMITTEE AGENDAS



DURHAM

Approval recommended for Oshawa student apartment building

At its December 2 meeting, **Oshawa** Economic & Development Services Committee considered a [staff report](#) recommending approval of official plan and zoning by-law amendment applications by **2856355 Ontario Inc.** for 13, 15 & 29 Charles Street. The applicant proposes to develop a 25-storey mixed-use building containing 3,323 square metres of commercial space and 408 purpose-built student apartment units.

Approval recommended for three-tower development in Downtown Oshawa

At its December 2 meeting, **Oshawa** Economic & Development Services Committee considered a [staff report](#) recommending approval of official plan and zoning by-law amendment applications by **2856355 Ontario Inc.** for 111 & 117 King Street East and 0 Athol Street. The applicant proposes a mixed-use development comprising three towers of 31, 33 and 37 storeys. The development would accommodate a total of 1,308 residential units, 536 square

metres of retail space, and 837 square metres of medical office space.

North Oshawa apartment buildings proposed

At its December 2 meeting, **Oshawa** Economic & Development Services Committee considered a [public meeting report](#) regarding official plan and zoning by-law amendment applications by **Greycrest Homes Inc.** for 1600 Conlin Road East. The applicant proposes to develop three apartment buildings of six, eight, and 12 storeys in height, containing a total of 385 residential units.



HALTON

Approval recommended for Burlington CBC Strategy and By-law

At its December 2 meeting, **Burlington** Committee of the Whole considered a [staff report](#) recommending approval of a Community Benefits Charge (CBC) [Strategy](#) and implementing by-law. The existing CBC by-law 66-2022 would be repealed upon enactment of the new by-law.

Burlington considers policy amendments to increase housing options

At its December 2 meeting, **Burlington** Committee of the Whole considered a [staff report](#) presenting draft official plan and zoning by-law amendments to increase housing options in neighbourhoods, as a basis for community consultation. The proposed amendments would permit four units as-of-right on sites in residential areas through additional residential unit policies in the Burlington Official Plan in order to meet the requirements of the Housing Accelerator Fund. Other amendments propose modifying policies for the *Residential Neighbourhood Area* to consider expanded permissions with an emphasis on built form over density.

Approval recommended for Aldershot mid-rise development

At its December 2 meeting, **Burlington** Committee of the Whole considered a [staff report](#) recommending approval of official plan and zoning by-law amendment applications by **2412947 Ontario Ltd., Dr. Laith Al-Dabbagh and 2381798 Ontario Ltd.** for 141, 147 & 153 Plains Road East. The applicant proposes to develop a 12-storey mixed-use building containing 175 square metres of retail space and 150

residential units, 10 percent of which are proposed to be affordable dwelling units with rental rates of less than \$1,000 per month.

Approval recommended for Appleby commercial development

At its December 2 meeting, **Burlington** Committee of the Whole considered a [staff report](#) recommending approval of official plan and zoning by-law amendment applications by **875 Appleby Line Storage GP Corporation** for a five-storey mixed-use employment building containing 1,088 square metres of retail space, 8,450 square metres of office space, and 22,862 square metres of commercial self-storage space.



HAMILTON

Approval recommended for Stoney Creek development

At its December 3 meeting, **Hamilton** Planning Committee considered a [staff report](#) recommending approval of official plan and zoning by-law amendment applications by **Simnat Consulting Inc.** for 582 & 584 Highway No. 8. The applicant proposes to develop a four-storey apartment building

CONTINUED PAGE 12 ■

COMMITTEE AGENDAS

CONTINUED FROM PAGE 11

containing 50 dwelling units.

Approval recommended for industrial development near Hamilton Airport

At its December 3 meeting, **Hamilton Planning Committee** considered a [staff report](#) recommending approval of applications by **Hopewell Development Inc.** for official plan and zoning by-law amendments and

draft plan of subdivision for 9555 Airport Road West. The applicant proposes to develop three warehouse buildings accommodating 70,478 square metres of gross floor area, with 442 parking spaces and 169 loading spaces. Access to the site would be through the proposed extension of Westland Drive. An existing watercourse, wetland, and associated vegetative protection zones on the site

would be maintained.



YORK

Approval recommended for Kirby Rd-Weston Rd employment developments

At its December 3 meeting, **Vaughan Committee** of the **Whole** considered a [staff report](#) recommending approval of applications by **Western Point Builders Inc.** for official plan and zoning by-law amendments and draft plan of subdivision for 11421 & 11455 Weston Road. The applicant proposes to develop an

employment and commercial subdivision, with additional blocks for stormwater management, a public street, road widenings, and reserves.

The Committee also considered a [staff report](#) regarding applications by **Weston Valley Investments (Block 34) Inc.** for official plan and zoning by-law amendments and draft plan of subdivision for nearby lands known as Part of Lot 29, Concession 5. The applicant proposes a 3.39-hectare mixed-use employment/commercial block, as well as blocks for open space, a Trans-Canada pipeline, and a 0.3-metre reserve.

CONTINUED PAGE 13

Safe Harbour

IN THE TOWNSHIP OF OTONABEE-SOUTH MONAGHAN

CBRE | LAND SERVICES GROUP

CBRE's Land Services Group, on behalf of TDB Restructuring Limited as the court-appointed receiver, is pleased to offer for sale a portfolio of 13 blocks comprising a total of 36 acres that is part of the approved and registered draft plan of subdivision known as the Burnham Meadows Subdivision in the Township of Otonabee-South Monaghan. The portfolio is being offered for sale with the opportunity to purchase the blocks either together or separately.

The Burnham Meadows Subdivision received draft plan of subdivision approval on July 21, 2022 and the agreement was registered on title on August 8, 2022. Of the 13 blocks in this offering, 3 blocks are zoned for commercial uses, 2 blocks are zoned for residential uses, 5 blocks contain a total of 57 serviced lots, 1 block is zoned to permit an access driveway to the abutting lands, and 1 block is zoned as environmental protection. In addition to the serviced lots, one lot contains a partially built detached bungalow with a walkout basement located at 18 Veterans Road.

The portfolio represents a landmark opportunity to develop a range of housing types from single detached to townhouse units and commercial uses in a tranquil community with close proximity to Downtown Peterborough.

CBRE'S LAND SERVICES GROUP:

Lauren White*
Executive Vice President
+1 416 495 6223
lauren.white@cbre.com

Mike Czeszochowski**
Vice Chairman
+1 416 495 6257
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Emelie Rowe*
Sales Associate
+1 416 495 6306
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Evan Stewart*
Sales Associate
+1 416 495 6205
evan.stewart@cbre.com

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MLS#: X10412771
Please refer to the brochure for the individual MLS#s per block

*Sales Representative **Broker | www.cbre.ca/mls

OFFERS DUE: WEDNESDAY, JANUARY 29TH, 2025 BY 3PM (EST)

BLOCKS MAY BE PURCHASED TOGETHER OR SEPARATELY

All outlines and information to be verified by purchaser | All outlines are approximate | CBRE Limited, Brokerage | 2005 Sheppard Ave. E., #800, Toronto, ON M2J 5B4

COMMITTEE AGENDAS

■ CONTINUED FROM PAGE 12

Approval recommended for Vaughan Metropolitan Centre development

At its December 3 meeting, **Vaughan** Committee of the Whole considered a [final report](#) recommending approval of official plan and zoning by-law amendment applications by **GB (Doughton) Limited Partnership** for 130 Doughton Road. The applicant proposes to develop three towers of 38,

47 and 51 storeys, connected by a six-storey podium. A total of 1,683 residential units are proposed for the development, in addition to 502 square metres of retail space and 5,131 square metres of office uses. A 20-metre private north-south road which is intended ultimately to form part of an extension of Meadowvale Road, is also proposed.

Kleinburg mixed-use development proposed

At its December 3 meeting, **Vaughan** Committee of the Whole considered a [public meeting report](#) regarding official plan and zoning by-law amendment applications by **2081447 Ontario Inc.** for 10489 Islington Avenue. The applicant proposes to develop a three-storey mixed-use building containing 337 square metres of commercial space and five residential rental units.

Hwy 27-Nashville Rd development proposed

At its December 3 meeting,

Vaughan Committee of the Whole considered a public meeting report regarding official plan and zoning by-law amendment applications by **2133904 Ontario Inc.** for 89 & 99 Nashville Road. The applicant proposes a residential development comprising two towers of 11 and 14 storeys respectively. 🌿

— PEOPLE —

On Monday, the **Province of Ontario** announced that Metrolinx president and chief executive officer (CEO) **Phil Verster** will be leaving **Metrolinx** effective December 16. Verster has served in the role for seven years. Upon Verster's departure, **Infrastructure Ontario** president and CEO **Michael Lindsay** will assume the role of Metrolinx interim president

and CEO until a permanent president and CEO can be found. An interim president and CEO for Infrastructure Ontario will be announced by the Province in coming days. In his remarks about Lindsay's appointment as Metrolinx interim president and CEO, Ontario Premier **Doug Ford** said "I have given Michael a clear mandate to open Eglinton Crosstown

as soon as it is safe to do so. That is his top priority." The Eglinton Crosstown LRT project has been under construction for 13 years. The **Province of Ontario** announced Monday that it has appointed former **York Region** police chief **Eric Jolliffe** as the new chair of the Regional Municipality of York, effective January 1, 2025. Jolliffe, who retired

from his role as York Regional Police chief in 2020, also served previously on the transition board overseeing the dissolution of **Peel Region** until the Province reversed its plans to dissolve it. Jolliffe replaces previous long-time York Region chair **Wayne Emmerson**, who served in the role for 10 years, only retiring from the position last month.

The **Regional Municipality of York** has appointed **Lisa Gonsalves** as commissioner of community and health services, effective December 2. Gonsalves, who has worked for York Region in a series of increasingly responsible roles over the past 24 years, had been serving in the commissioner role on an acting basis since June of this year.



The City of Niagara Falls, Ontario

Resolution

Resolution No. 21

November 12, 2024

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

Sent by e-mail: premier@ontario.ca

Motion Respecting the Establishment of an Ontario Rural Road Safety Program

Too many Ontarians are being seriously injured or killed on our roads.

In 2023, there were 616 people killed and 36,090 people injured. The number of fatalities is up nearly 20% in the last ten years.

In 2021, the most recent year of complete data from MTO's *Ontario Road Safety Annual Report* (ORSAR), there were 561 fatalities – 426 of which occurred on municipal roads. While rural Ontario only represents 17% of the province's population, 55% of these deaths occurred on rural roads. By any measure, Ontario's rural roads are disproportionately more dangerous.

At the same time, municipal insurance premiums continue to increase. With no plausible reform being considered for joint and several liability, municipalities need to find innovative means for managing risk, particularly on their roadways,

To deal with this crisis, Good Roads has designed a multifaceted rural road safety program and have been in discussions with the Ministry of Transportation to fund it. The program would target a municipality's most dangerous roads, perform road safety audits, and install modern safety infrastructure that prevents serious injuries and save lives. This program is designed to be cost effective while also providing rural municipalities with a direct means for addressing risk associated with their roadways.

Good Roads has proposed leading a five-year \$183 million program that leverages our 131 years of municipal road expertise and our industry partnerships to quickly put in place the solutions that will address some of Ontario's most dangerous roads.

Good Roads is seeking support to address these preventable tragedies.

The City of Niagara Falls' Council has 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;

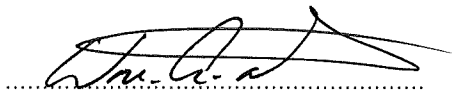
THEREFORE, BE IT RESOLVED THAT the City of Niagara Falls requests that the Government of Ontario take action to implement the rural road safety program that Good Roads has committed to lead. It will allow Ontario's rural municipalities to make the critical investments needed to reduce the high number 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.

AND The Seal of the Corporation be hereto affixed.

Carried Unanimously

A handwritten signature in black ink, appearing to read "W. G. Matson", written over a horizontal dotted line.

WILLIAM G. MATSON, CITY CLERK

A handwritten signature in black ink, appearing to read "James M. Diodati", written over a horizontal dotted line.

JAMES M. DIODATI, MAYOR

If any further information is required, please contact the undersigned at 905-356-7521, x4342.

Yours Truly,

A handwritten signature in black ink, appearing to read "Bill Matson", written over a horizontal dotted line.

Bill Matson
City Clerk, City of Niagara Falls



The City of Niagara Falls, Ontario

Resolution

Resolution No. 20

November 12, 2024

The Honourable Doug Ford
Premier of Ontario
Legislative Bldg Rm 281, Queen's Park
Toronto, ON M7A 1A1

Sent by e-mail: premier@ontario.ca

Motion Respecting Endorsement of Ontario Big City Mayors' "Solve the Crisis" Campaign

The Council of the City of Niagara Falls, at its meeting held on November 12, 2024, passed the following motion:

WHEREAS an unprecedented number of Ontarians are homeless, living in encampments and other unsafe spaces, and too many are dying from addictions and mental health issues;

WHEREAS the province has provided additional funding for mental health, addictions, and homelessness programs, it does not adequately address the growing crisis and the financial and social impact on municipalities and regions across the province;

WHEREAS, together with various community partners, the Region of Niagara has been tackling this issue head on, funding various programs and spaces to find solutions;

WHEREAS despite the success of many of these programs, the crisis continues to grow and regions and municipalities need help; and

WHEREAS all of these issues fall primarily under provincial jurisdiction, and regions and municipalities should not be using the property tax base to fund these programs.

NOW THEREFORE BE IT RESOLVED:

1. That the City of Niagara Falls, through a letter written by the Regional Chair, **JOIN** Ontario's Big City Mayors in calling on the Provincial Government:

- a) To appoint a responsible Ministry and Minister with the appropriate funding and powers as a single point of contact to address the full spectrum of housing needs as well as mental health, addictions, and wrap around supports; and
- b) Have this Minister strike a task force with broad sector representatives including municipalities, healthcare, first responders, community services, the business community, the tourism industry and those with lived/living experience, to develop a Made in Ontario Action Plan;
- c) To provide municipalities with the tools and resources to transition those in encampments to more appropriate supports, when deemed necessary;
- d) To commit to funding the appropriate services these individuals need, community by community, where there are gaps in the system; and
- e) To invest in 24/7 Community Hubs / Crisis Centres to relieve pressure on emergency centres and first responders; and

2. That the Regional Chair's letter and this motion **BE CIRCULATED** to The Honourable Doug Ford, Premier of Ontario; The Honourable Sylvia Jones, Deputy Premier and Minister of Health; The Honourable Paul Calandra, Minister of Municipal Affairs and Housing; The Honourable Michael Parsa, Minister of Children, Community and Social Services; The Honourable Michael Tibollo, Associate Minister of Mental Health and Addictions; Niagara's 12 local area municipalities; Niagara's four MPPs; the Association of Municipalities of Ontario (AMO); the Federation of Canadian Municipalities (FCM); Ontario's Big City Mayors (OBCM); and the St. Catharines Downtown Association.

AND The Seal of the Corporation be hereto affixed.

Carried Unanimously



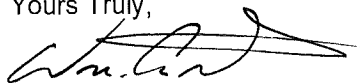
WILLIAM G. MATSON, CITY CLERK



JAMES M. DIODATI, MAYOR

If any further information is required, please contact the undersigned at 905-356-7521, x4342.

Yours Truly,



Bill Matson
City Clerk, City of Niagara Falls



Office of the Regional Chair | Jim Bradley

1815 Sir Isaac Brock Way, PO Box 1042 Thorold, ON L2V 4T7

Telephone: 905-980-6000 Toll-free: 1-800-263-7215 Fax: 905-685-6243

Email: jim.bradley@niagararegion.ca

www.niagararegion.ca

October 31, 2024

The Honourable Doug Ford
Premier of Ontario
Legislative Bldg Rm 281, Queen's Park
Toronto, ON M7A 1A1

Sent by e-mail: premier@ontario.ca

RE: Made in Ontario Action Plan – Homelessness, Mental Health and Addictions Support

Dear Premier Ford,

At the October 24, 2024, meeting of Niagara Regional Council a motion was passed calling on the provincial government to appoint a responsible Ministry and Minister with the appropriate funding and powers to be a single point of contact to address the full spectrum of housing needs that include mental health, addiction, and wrap around supports.

We join with Ontario's Big City Mayors in their request to take immediate action to reduce the pressures on municipalities and shift the burden of solving this crisis. Homelessness, mental health, and addictions have reached critical levels on the streets of Ontario's cities.

Currently, the responsibilities associated with managing the complex challenges associated with homelessness are spread across multiple ministries including Municipal Affairs and Housing, Children, Community and Social Services, and the Ministry of the Attorney General (to name a few). We believe there will be numerous tangible benefits to establishing one singular ministry that is responsible for overseeing and coordinating the various issues related to homelessness, not the least of which being one member of cabinet who can effectively advocate for this pressing issue with the other members of your cabinet.

Of note, a letter the Niagara Region received from the St. Catharines Downtown Association dated August 9, 2024, made many similar recommendations to those contained in our motion. It is important to point out there appears to be strong alignment between the local businesses in one of the areas most impacted by homelessness and Regional Councillors.

If the province fully commits to solutions, and works collaboratively and quickly to implement them, communities across Ontario will recover and our cities will thrive once again.

To this end, as directed by Regional Council, I want to formally request that a collaborative process be undertaken to develop and implement an action plan, and funding, that provides municipalities with the tools and resources necessary to transition those in encampments to more appropriate supports, when deemed necessary.

The approved Niagara Region motion is attached for your review and consideration. I appreciate your prompt attention to this matter.

Sincerely,



Jim Bradley, Chair
Niagara Region

cc: The Honourable Sylvia Jones, Deputy Premier and Minister of Health
The Honourable Paul Calandra, Minister of Municipal Affairs and Housing
The Honourable Michael Parsa, Minister of Children, Community and Social Services
The Honourable Michael Tibollo, Associate Minister of Mental Health and Addictions
Niagara's 12 Local Area Municipalities
Sam Oosterhoff, MPP, Niagara West
Jeff Burch, MPP, Niagara Centre
Wayne Gates, MPP, Niagara Falls
Jennifer (Jennie) Stevens, MPP, St. Catharines
Association of Municipalities of Ontario (AMO)
Federation of Canadian Municipalities (FCM)
Ontario's Big City Mayors (OBCM)
St. Catharines Downtown Association

JB:bn
Enclosure

Motion Respecting Endorsement of Ontario Big City Mayors’ “Solve the Crisis” Campaign

Regional Council, at its meeting held on October 24, 2024, passed the following motion:

WHEREAS an unprecedented number of Ontarians are homeless, living in encampments and other unsafe spaces, and too many are dying from addictions and mental health issues;

WHEREAS the province has provided additional funding for mental health, addictions, and homelessness programs, it does not adequately address the growing crisis and the financial and social impact on municipalities and regions across the province;

WHEREAS, together with various community partners, the Region of Niagara has been tackling this issue head on, funding various programs and spaces to find solutions;

WHEREAS despite the success of many of these programs, the crisis continues to grow and regions and municipalities need help; and

WHEREAS all of these issues fall primarily under provincial jurisdiction, and regions and municipalities should not be using the property tax base to fund these programs.

NOW THEREFORE BE IT RESOLVED:

1. That the Region of Niagara, through a letter written by the Regional Chair, **JOIN** Ontario’s Big City Mayors in calling on the Provincial Government:
 - a) To appoint a responsible Ministry and Minister with the appropriate funding and powers as a single point of contact to address the full spectrum of housing needs as well as mental health, addictions, and wrap around supports; and
 - b) Have this Minister strike a task force with broad sector representatives including municipalities, healthcare, first responders, community services, the business community, the tourism industry and those with lived/living experience, to develop a Made in Ontario Action Plan;
 - c) To provide municipalities with the tools and resources to transition those in encampments to more appropriate supports, when deemed necessary;
 - d) To commit to funding the appropriate services these individuals need, community by community, where there are gaps in the system; and
 - e) To invest in 24/7 Community Hubs / Crisis Centres to relieve pressure on emergency centres and first responders; and

2. That the Regional Chair's letter and this motion **BE CIRCULATED** to The Honourable Doug Ford, Premier of Ontario; The Honourable Sylvia Jones, Deputy Premier and Minister of Health; The Honourable Paul Calandra, Minister of Municipal Affairs and Housing; The Honourable Michael Parsa, Minister of Children, Community and Social Services; The Honourable Michael Tibollo, Associate Minister of Mental Health and Addictions; Niagara's 12 local area municipalities; Niagara's four MPPs; the Association of Municipalities of Ontario (AMO); the Federation of Canadian Municipalities (FCM); Ontario's Big City Mayors (OBCM); and the St. Catharines Downtown Association.



The City of Niagara Falls, Ontario

Resolution

Resolution No. 19

November 12, 2024

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

The Honourable Sylvia Jones,
Minister of Health
5th floor, 777 Bay Street
Toronto, ON M7A 2J3
Sylvia.Jones@pc.ola.org

Honourable and Dear Sir and Madam:

Re: Request Provincial Funding Remain Available to Support Fort Erie's Primary Care Initiative

The Municipal Council of the City of Niagara Falls at its Council meeting of November 12, 2024 unanimously passed the following resolution:

Whereas the Douglas Memorial Hospital was built primarily with funds left by the estate of William Douglas on his death in 1929; and

Whereas the Douglas Memorial Hospital ("the Hospital") opened for operation in 1931; and

Whereas the Hospital operated in the black during all of its years of operation (1931- 1998) as a full-service hospital under the management and guidance of its own Board of Trustees; and

Whereas the Health Services Restructuring Commission ("HSRC") recommended in 1998 that Douglas Memorial continue operation as a hospital within the new Niagara Health System ("NHS"), with acute and chronic care beds, emergency and ambulatory services and a range of diagnostics; and

Whereas despite the creation of a standing committee of the NHS Board for Fort Erie, pursuant to recommendation of the HSRC, to assure local input into Board decision making and that no decision to eliminate any inpatient or emergency services would be made unless approved by such standing committee, the NHS embarked on a systematic reduction or elimination of various services at the Hospital until the adoption by the NHS of its "Hospital Improvement Plan" ("HIP") in 2008; and

Whereas pursuant to the HIP the NHS eliminated emergency and all other health care services at the Hospital in 2009, with the exception of a 24-hour Urgent Care Centre (“UCC”), chronic care beds, palliative care beds and some diagnostics, without the approval of the Hospital standing committee; and

Whereas in July 2023 Niagara Health (“NH”), as it is now designated, reduced the hours of operation of the Hospital UCC to 12 hours, although the public only has access to the UCC from 10 a.m. to 8 p.m. daily; and

Whereas NH has recently adopted a 3 hospital model for the future of hospital services in Niagara that intends to completely close the Hospital, resulting in no urgent, chronic or palliative or diagnostic services in Fort Erie once the new South Niagara Hospital is opened in or about 2028; and

Whereas the most recent population data available indicates that Fort Erie’s current population is 36,200, far greater than projected during deliberations with respect to Niagara Region’s new Official Plan, adopted in July 2022; and

Whereas the Niagara Region’s population is growing at a rate far greater than anticipated by the Province or NH, particularly when projections were being made for the hospital needs of South Niagara when planning for the new South Niagara Hospital; and

Whereas there are over 7,000 Fort Erie residents unattached to a primary care physician, necessitating a primary care “safety net”, such as a UCC or alternative to avoid first point of health care contact at local emergency departments; and

Whereas the UCC at Douglas Memorial forms that primary health care “safety net” in the absence of sufficient primary care physicians or service providers in Fort Erie; and
Whereas the removal of UCC services, chronic care beds, palliative care beds and diagnostics from the Hospital will result in an unreasonable and unnecessary hardship for current and future residents of Fort Erie and will foreclose the use of the Hospital as a safety valve for NH patients anywhere in Niagara in the event the new South Niagara Hospital is unable to meet the demands that the increasing population of Niagara will place on it; and
Whereas a prudent approach to managing the hospital and health care needs of Niagara, particularly South Niagara and Fort Erie, would recognize the value of retaining a fully operational UCC, with diagnostics and clinics, as well as chronic care and palliative care beds at the Hospital; and

Whereas there is no indication that NH has any intention of changing course on its 3 hospital model for Niagara despite requests by the Town of Fort Erie to continue the services available at the Hospital; and

Whereas the residents of Fort Erie need and deserve equitable primary health care services, including 24-hour Urgent Care and associated services;

Now therefore be it resolved,

1. **That** the Council for the City of Niagara Falls requests that the Minister of Health commit to funding all necessary services at the new South Niagara hospital without the removal or reallocation of operational funding from the Douglas Memorial for the UCC and other current health services, and further

2. That the Council for the City of Niagara Falls requests that the Minister of Health direct any and all funding from the Province of Ontario for the operation of the UCC (primary care), chronic care beds and palliative care beds, and all diagnostic and associated services at Douglas Memorial remain in Fort Erie for use by Niagara Health as part of a revised hospital model for Niagara or an alternative model operated by a qualified designated health care services entity working in collaboration with the Town of Fort Erie should NH close Douglas Memorial as a hospital site, either before or following the completion and opening of the new South Niagara Hospital, and further

3. That: the Mayor and Town of Fort Erie staff enter into discussions with the Minister of Health and Niagara Health and such other health care providers as deemed appropriate to ensure the continued operation of primary care and other current services at Douglas Memorial, with or without the involvement of NH, and further

4. That: the Premier of Ontario, the Honourable Doug Ford, be requested to support this initiative, and further

5. That: a copy of this Resolution be provided to the Premier of Ontario, the Honourable Doug Ford; the Ontario Minister of Health, Sylvia Jones; the Prime Minister of Canada, the Honourable Justin Trudeau; the federal Minister of Health, Mark Holland; the four MPPs and MPs who represent Niagara; the Niagara Region and the other 11 local area municipalities in Niagara for support.

Thank you for your attention to this matter. Should you have any questions, please do not hesitate to contact me.

Sincerely,

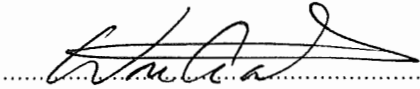


Bill Matson
City Clerk
billmatson@niagarafalls.ca

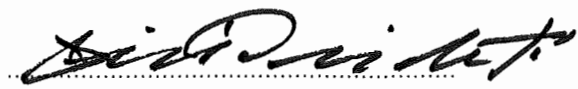
CC: The Honourable Justin Trudeau, Premier of Ontario Justin.trudeau@parl.gc.ca
The Honourable Mark Holland, Federal Minister of Health mark.holland@parl.gc.ca
Lynn Guerriero, President and CEO, Niagara Health, Lynn.Guerriero@niagarahealth.on.ca
Niagara Region MPP's wgates-co@ndp.on.ca; JStevens-CO@ndp.on.ca; JBurch-QP@ndp.on.ca;
sam.oosterhoff@pc.ola.org
Niagara Region MP's Vance.Badawey@parl.gc.ca; tony.baldinelli@parl.gc.ca; Chris.Bittle@parl.gc.ca;
dean.allison@parl.gc.ca
Niagara Region
Local Area Municipalities

AND The Seal of the Corporation be hereto affixed.

Carried Unanimously

A handwritten signature in black ink, appearing to read 'W. G. Matson', written over a dotted line.

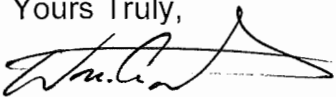
WILLIAM G. MATSON, CITY CLERK

A handwritten signature in black ink, appearing to read 'James M. Diodati', written over a dotted line.

JAMES M. DIODATI, MAYOR

If any further information is required, please contact the undersigned at 905-356-7521, x4342.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Bill Matson', written over a dotted line.

Bill Matson

City Clerk, City of Niagara Falls

December 3, 2024

The Right Honourable Justin Trudeau
Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

VIA EMAIL: justin.trudeau@parl.gc.ca

Dear Prime Minister:

Re: Request the Redistribution of the Provincial Land Transfer Tax and GST

Please be advised that the Town of New Tecumseth Council passed the following resolution at their meeting of December 2, 2024:

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 the Town of New Tecumseth Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities;

And Further That the Town of New Tecumseth Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities;

And Further 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 Further 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 Further 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.

Yours truly,



Pamela Slowleigh
Deputy Clerk

cc. Hon. Doug Ford, Premier of Ontario, premier@ontario.ca
Hon. Peter Bethlenfalvy, Minister of Finance, Peter.Bethlenfalvy@pc.ola.org,
minister.fin@ontario.ca
Honourable Paul Calandra, Minister of Municipal Affairs and Housing,
minister.mah@ontario.ca, Paul.Calandra@pc.ola.org
Brian Saunderson, MPP Simcoe-Grey, Brian.Saunderson@pc.ola.org,
Terry Dowdall, MP Simcoe-Grey, Terry.Dowdall@parl.gc.ca
Federation of Canadian Municipalities (FCM), resolutions@fcm.ca; info@fcm.ca
Association of Municipalities of Ontario (AMO), amo@amo.on.ca
resolutions@amo.on.ca
All Ontario Municipalities

TOWNSHIP OF CHAMPLAIN

RESOLUTION
REGULAR MEETING

Agenda Number: 11.1.
Resolution Number 2024-401
Title: OPP Billing
Date: November 28, 2024

Moved By: Gérard Miner
Seconded By: Paul Emile Duval

WHEREAS it is apparent that the Ontario Government has overlooked the needs of Ontario's rural municipalities; and

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

WHEREAS municipalities across Ontario are facing significant increases in policing costs in 2025 after the Ontario Police Association and Province ratified a four-year collective agreement for uniform and civilian employees; and

WHEREAS an increase of 14.74% in OPP billing one year, which is a \$188,772 (roughly 2.36% tax increase) for Champlain Township is something never projected;

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

BE IT FURTHER RESOLVED THAT the OPP Billing Model be referred to the Auditor General for review; and

BE IT FURTHER RESOLVED 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.

CARRIED

Certified True Copy of Resolution

Alison Collard

Signed with ConsignO Cloud (2024/11/29)
Verify with verifio.com or Adobe Reader.



Alison Collard, Clerk Date:

CANTON DE CHAMPLAIN
RÉSOLUTION
REGULAR MEETING

No. du point à l'ordre du jour: 11.1.
No. du point 2024-401
Titre: Facturation du PPO
Date: le 28 novembre 2024

Proposée par: Gérard Miner
Appuyée par: Paul Emile Duval

ATTENDU QU'il est évident que le gouvernement de l'Ontario a négligé les besoins des municipalités rurales de l'Ontario ; et

ATTENDU QUE les municipalités rurales de l'Ontario sont confrontées à des défis insurmontables pour financer à la fois les investissements initiaux et l'entretien continu de leurs immobilisations, notamment les routes, l'eau et les eaux usées, ainsi que les bâtiments appartenant à la municipalité, y compris les installations récréatives, les bibliothèques et d'autres immobilisations corporelles ; et

ATTENDU QUE les municipalités de l'Ontario sont confrontées à des augmentations importantes des coûts de maintien de l'ordre en 2025, après que l'Association de la police de l'Ontario et la province ont ratifié une convention collective de quatre ans pour les employés en uniforme et les employés civils ; et

ATTENDU QU'une augmentation de 14,74 % de la facturation de la PPO en un an, soit 188 772 \$ (environ 2,36 % d'augmentation des taxes) pour le canton de Champlain, est quelque chose qui n'a jamais été prévu ;

QU'IL SOIT RÉSOLU QUE le Canton de Champlain demande au gouvernement de l'Ontario de mettre en œuvre immédiatement un financement durable pour les municipalités rurales en réabsorbant le coût de la Police provinciale de l'Ontario dans le budget provincial, sans recouvrement des coûts pour les municipalités ; et

DE PLUS, QU'IL SOIT RÉSOLU QUE le modèle de facturation de la Police provinciale de l'Ontario soit soumis à l'examen du vérificateur général ; et

DE PLUS, QU'IL SOIT RÉSOLU QUE le Conseil demande au personnel de faire circuler cette résolution au premier ministre Doug Ford (premier@ontario.ca), au ministre du Solliciteur général, au ministre des Finances, à l'Association des municipalités de l'Ontario (amo@amo.on.ca) et à toutes les municipalités de l'Ontario.

ADOPTÉE

Copie certifiée conforme

Alison Collard, greffière Date :

TOWNSHIP OF CHAMPLAIN

RESOLUTION
REGULAR MEETING

Agenda Number: 15.1.
Resolution Number 2024-416
Title: Good Roads - Establishment of an Ontario Rural Road Safety Program
Date: November 28, 2024

Moved By: Gérard Miner
Seconded By: Peter Barton

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 Township of Champlain 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

Certified True Copy of Resolution

Alison Collard

Signed with ConsignO Cloud (2024/11/29)
Verify with verifio.com or Adobe Reader.



CARRIED

Alison Collard, Clerk Date:

Barton, Karla

To: Collard, Alison
Cc: Tessier, Kevin; Lévesque, Sébastien
Subject: RE: establishment of an Ontario Rural Road Safety Program

From: Scott Butler <scott@goodroads.ca>
Sent: October 29, 2024 6:33 PM
To: Collard, Alison <alison.collard@champlain.ca>
Subject: establishment of an Ontario Rural Road Safety Program

You don't often get email from scott@goodroads.ca. [Learn why this is important](#)

Wednesday, October 09, 2024

To: Township of Champlain Head of Council and Council Members

Sent via email to: alison.collard@champlain.ca

Subject: Establishment of an Ontario Rural Road Safety Program

Too many Ontarians are being seriously injured or killed on our roads.

In 2023, there were 616 people killed and 36,090 people injured. The number of fatalities is up nearly 20% in the last ten years.

In 2021, the most recent year of complete data from MTO's *Ontario Road Safety Annual Report* (ORSAR), there were 561 fatalities – 426 of which occurred on municipal roads. While rural Ontario only represents 17% of the province's population, 55% of these deaths occurred on rural roads. By any measure, Ontario's rural roads are disproportionately more dangerous.

At the same time, municipal insurance premiums continue to increase. With no plausible reform being considered for joint and several liability, municipalities need to find innovative means for managing risk, particularly on their roadways.

To deal with this crisis, Good Roads has designed a multifaceted rural road safety program and have been in discussions with the Ministry of Transportation to fund it. The program would target a municipality's most dangerous roads, perform road safety audits, and install modern safety infrastructure that prevents serious injuries and save lives. This program is designed to be cost effective while also providing rural municipalities with a direct means for addressing risk associated with their roadways.

Good Roads has proposed leading a five-year \$183 million program that leverages our 131 years of municipal road expertise and our industry partnerships to quickly put in place the solutions that will address some of Ontario's most dangerous roads.

Good Roads is seeking support to address these preventable tragedies.

If the Township of Champlain would be interested in pursuing this, a Council resolution similar to the example below should be adopted and sent to the Premier and the Minister of Transportation:

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 Township of Champlain 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.

If you have any questions regarding this initiative please contact Thomas Barakat, Good Roads' Manager of Public Policy & Government Relations, at thomas@goodroads.ca at your convenience.

Sincerely,



Scott R. Butler
Executive Director



Antoine Boucher
President
Good Roads Board of Directors



November 28, 2024

The Right Honourable Justin Trudeau
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

Dear Prime Minister Trudeau:

**The Regional
Municipality of
Durham**

Corporate Services
Department –
Legislative Services
Division

605 Rossland Rd. E.
Level 1
PO Box 623
Whitby, ON L1N 6A3
Canada

905-668-7711
1-800-372-1102

durham.ca

**Alexander Harras
M.P.A.
Director of
Legislative Services
& Regional Clerk**

**RE: Motion Requesting the Redistribution of the Provincial
Land Transfer Tax and GST to Municipalities for
Sustainable Infrastructure Funding, Our File: C00**

Council of the Region of Durham, at its meeting held on November 27, 2024, passed 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;

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

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;

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;

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;

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

1. Now Therefore Be It Hereby Resolved That The Regional Municipality of Durham Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities;
2. Be It Further Resolved That The Regional Municipality of Durham Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities;
3. Be It Further Resolved That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs;
4. Be It Further Resolved That the province be reminded it has been asked by AMO and municipalities to develop a new and comprehensive funding arrangement with municipalities including the housing affordability taskforce recommendations;
5. Be It Further Resolved That a copy 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
6. Be It Further Resolved That a copy 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.

Alexander Harras

Alexander Harras, M.P.A.
Director of Legislative Services & Regional Clerk
AH/tf

c: Hon. D. Ford, Premier, Province of Ontario
Hon. P. Bethlenfalvy, Ontario Minister of Finance, MPP,
Pickering/Uxbridge
Hon. P. Calandra, Minister of Municipal Affairs and Housing

Hon. M. Holland, MP, Ajax
J. Jivani, MP, Durham
J. Schmale, MP, Haliburton/Kawartha Lakes/Brock
P. Lawrence, MP, Northumberland/Peterborough South
C. Carrie, MP, Oshawa
J. O'Connell, MP, Pickering/Uxbridge
R. Turnbull, MP, Whitby
P. Barnes, MPP, Ajax
L. Coe, MPP, Whitby
J. French, MPP, Oshawa
Hon. T. McCarthy, MPP, Durham
Hon. D. Piccini, MPP, Northumberland/Peterborough South
L. Scott, MPP, Haliburton/Kawartha Lakes/Brock
Federation of Canadian Municipalities (FCM)
Association of Municipalities of Ontario (AMO)
All Ontario Municipalities
A. Burgess, Director, Communications and Engagement
B. Hannelas, Manager, Corporate Initiatives and Government
Relations

Good day Elected Official,

For many years, we have advocated for our fair share of funding from both Provincial and Federal governments. Through FCM and AMO, we've pushed for reforms and for sustainable, predictable funding for municipal infrastructure. With both Provincial and Federal elections approaching, I believe it's time for us to unite and propose a solution for municipalities' fair share.

As we're asked to meet growth targets, our municipalities urgently need predictable, long-term funding to support critical infrastructure, including roads, bridges, and public transit. We need all levels of government to collaborate on a solution that doesn't rely solely on property taxes to fund essential infrastructure in our communities. That's why we're calling on the Province to allocate a portion of the Land Transfer Tax, and on the Federal Government to allocate a portion of the GST from new home sales—no new taxes, just a fair distribution of our own funds for our communities!

Bellow is a Motion I respectfully ask you to bring forward at your council.

This motion ensures that we have the resources to build and maintain the infrastructure that keeps our municipalities running smoothly, without increasing property taxes.

Please consider adding this Motion to your Council agendas. It is essential that our collective voices are heard. Local governments deserve predictable, long-term funding to support critical infrastructure. Together, we can build a brighter future for all Ontarians.

Motion: Request the Redistribution of the Provincial Land Transfer Tax and GST

to Municipalities for Sustainable Infrastructure Funding

Whereas municipalities face growing infrastructure needs, including roads, bridges,

public transit, water systems, and other critical services, which are essential to

community well-being and economic development; and

Whereas the current sources of municipal revenue, including property taxes and user

fees, are insufficient to meet these increasing demands for infrastructure investment;

and

Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on

property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

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

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

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

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

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

3. Be It Further Resolved That this redistribution of the Land Transfer Tax and GST

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

4. Be It Further Resolved That copies of this resolution be forwarded to 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

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

Regards,

Tom Mrakas

Mayor Town of Aurora

416-543-1624





TOWNSHIP OF EAST GARAFRAXA
065371 DUFFERIN COUNTY ROAD 3 • UNIT 2
EAST GARAFRAXA • ON • L9W 7J8
T: 226-259-9400 • TOLL FREE: 877-868-5967 • F: 1-226-212-9812
www.eastgarafraxa.ca

December 3, 2024

Via Email: premier@ontario.ca

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

Via Email: Prabmeet.Sarkaria@pc.ola.org

Honourable Prabmeet Singh Sarkaria
Minister of Transportation
777 Bay Street, 5th Floor
Toronto, ON M7A 1Z8

Dear Hon. Doug Ford, Premier of Ontario and Hon. Prabmeet Singh Sarkaria, Minister of Transportation:

Re: Township of East Garafraxa Resolution of Support for the Establishment of an Ontario Rural Roads Safety Program – Ontario Good Roads Association

Please be advised that, at its meeting of Council held on November 13, 2024, the Council of the Corporation of the Township of East Garafraxa supported the following motion received from the Ontario Good Roads Association:

**MOVED BY BANFIELD, SECONDED BY HALLS
BE IT RESOLVED THAT:**

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. Preventing crashes can have a significant impact in improving municipal risk profiles;

THEREFORE, BE IT RESOLVED THAT the Township of East Garafraxa 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

Sincerely,

A handwritten signature in black ink, appearing to read 'Shannon Peart', with a stylized, cursive script.

Shannon Peart
Administrative Assistant/ Clerk's Department
Corporation of the Township of East Garafraxa

cc: 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
Hon. Sylvia Jones, Minister of Health
Ontario Good Roads Association
All Ontario Municipalities



Premier of Ontario
Premier ministre
de l'Ontario

Legislative Building
Queen's Park
Toronto, Ontario
M7A 1A1
Édifice de l'Assemblée législative
Queen's Park
Toronto (Ontario)
M7A 1A1

December 5, 2024

Alex Nuttall
Mayor
City of Barrie
Alex.Nuttall@barrie.ca

Patrick Brown
Mayor
City of Brampton
patrick.brown@brampton.ca

Kevin Davis
Mayor
City of Brantford
kdavis@brantford.ca

Jan Liggett
Mayor
City of Cambridge
liggettj@cambridge.ca

Darrin Canniff
Mayor
Municipality of Chatham-Kent
darrin.canniff@chatham-kent.ca

Dan Carter
Mayor
City of Oshawa
mayor@oshawa.ca

Rob Burton
Mayor
Town of Oakville
mayor@oakville.ca

Adrian Foster
Mayor
Municipality of Clarington
afoster@clarington.net

Kevin Ashe
Mayor
City of Pickering
kashe@pickering.ca

Mat Siscoe
Mayor
City of St. Catharines
mat@stcatharines.ca

Paul Lefebvre
Mayor
City of Greater Sudbury
Paul.Lefebvre@greatersudbury.ca

Drew Dilkens
Mayor
City of Windsor
mayoro@citywindsor.ca

Dear mayors:

Thank you for your recent letter outlining the serious challenges communities across Ontario are facing when it comes to homeless encampments and their impact on community safety.

Our government shares your concerns about the need to keep our children, families and communities safe. That's why we are acting to put an end to the public disorder, drug use and trafficking and loss of public space that have resulted from the widespread growth in encampments. These are serious problems that are impacting communities across Ontario, with people rightly demanding action. Enough is enough.

.../2

Solving the homelessness crisis starts with more treatment beds and places to call home. Ontario is making unprecedented investments in mental health, addiction recovery and homelessness prevention services, including nearly \$700 million annually through our provincial homelessness prevention programs to ensure we can provide more roofs over the heads of people experiencing homelessness. More recently, our government announced \$378 million to create 19 Homelessness and Addiction Recovery Treatment (HART) Hubs, which will add up to 375 highly supportive housing units, in addition to addiction recovery and treatment beds and other services to help people facing homelessness and addiction.

There is an urgent need to do more and I am thrilled that you have shown considerable leadership in putting forward concrete and actionable solutions. Ontario is finalizing the details of new initiatives, including enhanced legislative powers, that will be responsive to your requests. I want to be clear: Our government will be there to support municipalities in restoring public order in your communities every step of the way.

The new legislation and supporting initiatives will achieve the outcomes all of us agree are necessary in order to protect public safety and dismantle encampments, including:

- Greater service manager accountability and alignment with provincial and local priorities.
- Additional funding to create more capacity in our shelter systems, supported by the new accountability measures to ensure these funds support dismantling encampments.
- Explicitly and unequivocally prohibiting the use of illicit drugs in public, with new tools and authorities to help police enforce this prohibition.
- Enhanced penalties for people who deliberately and continually break the law.
- New approaches to treatment and rehabilitation that prioritize pathways to recovery over incarceration in the cases of minor and non-violent drug-related crimes.

I am confident that the legislative authorities the province is preparing are common sense, practical and entirely aligned with the Charter of Rights and Freedoms, especially for the law-abiding residents who simply want to enjoy the benefits of their local public spaces. For that reason, I do not expect the legislation will need to proactively invoke Section 33 of the Charter of Rights and Freedoms. However, should the courts interfere with our shared goal of effectively addressing and clearing out encampments using these enhanced tools, with your support, our government is fully prepared to use the Notwithstanding Clause. This includes the province becoming an intervenor in any court case that restricts the ability of municipalities to regulate and prohibit encampments, so long as the approach you pursue is aligned with provincial best practices.

Finally, we are ready to continue to advocate on behalf of Ontario's municipalities to the federal government to ensure that you receive your fair share of federal funding needed to deal with the challenges you have outlined and that these resources are allocated in a manner that meets your needs.

While municipalities are on the front lines of protecting our communities, it will require all levels of government to solve the homelessness crisis that is spilling into public parks and spaces. Our government will continue to stand shoulder to shoulder with you as we work to keep our communities safe and support people in need.

Best regards,

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

Doug Ford
Premier of Ontario



Premier of Ontario
Premier ministre
de l'Ontario

Legislative Building
Queen's Park
Toronto, Ontario
M7A 1A1
Édifice de l'Assemblée législative
Queen's Park
Toronto (Ontario)
M7A 1A1

December 6, 2024

His Worship Frank Campion
Mayor
City of Welland
60 East Main Street
Welland, Ontario
L3B 3X4
frank.campion@welland.ca

Dear Mayor Campion:

Thank you for your recent letter outlining the serious challenges communities across Ontario are facing when it comes to homeless encampments and their impact on community safety.

Our government shares your concerns about the need to keep our children, families and communities safe. That's why we are acting to put an end to the public disorder, drug use and trafficking and loss of public space that have resulted from the widespread growth in encampments. These are serious problems that are impacting communities across Ontario, with people rightly demanding action. Enough is enough.

Solving the homelessness crisis starts with more treatment beds and places to call home. Ontario is making unprecedented investments in mental health, addiction recovery and homelessness prevention services, including nearly \$700 million annually through our provincial homelessness prevention programs to ensure we can provide more roofs over the heads of people experiencing homelessness. More recently, our government announced \$378 million to create 19 Homelessness and Addiction Recovery Treatment (HART) Hubs, which will add up to 375 highly supportive housing units, in addition to addiction recovery and treatment beds and other services to help people facing homelessness and addiction.

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- Additional funding to create more capacity in our shelter systems, supported by the new accountability measures to ensure these funds support dismantling encampments.
- Explicitly and unequivocally prohibiting the use of illicit drugs in public, with new tools and authorities to help police enforce this prohibition.
- Enhanced penalties for people who deliberately and continually break the law.
- New approaches to treatment and rehabilitation that prioritize pathways to recovery over incarceration in the cases of minor and non-violent drug-related crimes.

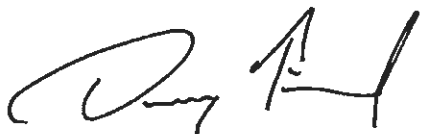
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.../3

Finally, we are ready to continue to advocate on behalf of Ontario's municipalities to the federal government to ensure that you receive your fair share of federal funding needed to deal with the challenges you have outlined and that these resources are allocated in a manner that meets your needs.

While municipalities are on the front lines of protecting our communities, it will require all levels of government to solve the homelessness crisis that is spilling into public parks and spaces. Our government will continue to stand shoulder to shoulder with you as we work to keep our communities safe and support people in need.

Best regards,

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Doug Ford
Premier of Ontario