



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
APRIL 15, 2026 COUNCIL MEETING  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &  
IN-PERSON AT THE MUNICIPAL OFFICE –  
7404 WELLINGTON RD 34, PUSLINCH

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## **AGENDA ADDENDUM**

**DATE:** April 15, 2026

**REGULAR MEETING:** 10:00 A.M.

**CLOSED MEETING:** 10:05 A.M.

### **Addendum**

**14.8 Confidential Report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board - Complaint Update Report**

**≠ Denotes resolution prepared**

1. **Call the Meeting to Order**
2. **Roll Call**
3. **Moment of Reflection**
4. **Confirmation of the Agenda ≠**
5. **Disclosure of Pecuniary Interest & the General Nature Thereof**
6. **Consent Agenda ≠**



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*Consent Agenda items are considered routine in nature and are voted on collectively. Any member of Council may request one or more items be removed from the Consent Agenda for separate action.*

- 6.1 Adoption and Receipt of the Minutes of the Previous Council and Committee Meetings
  - 6.1.1 March 25, 2026 Council Meeting Minutes
- 6.2 Ministry of Municipal Affairs and Housing Spring Housing Bill 2026 House of Commons Notification Letter
- 6.3 AMO Policy Update – Funding Development Charge Reductions Bill 98 Building Homes and Improving Transportation Infrastructure Act
- 6.4 AMO Policy Update – Provincial Budget Spending Priorities and Build Canada Homes Operational Funding
- 6.5 AMO Policy Update - Regional Governance Changes, Finalized Buy Ontario Directive
- 6.6 AMCTO Advocacy Update - Province Announces Changes to Upper-Tier Composition
- 6.7 Grand River Conservation Authority Board Summary of the General Membership Meeting - March 27, 2026
- 6.8 Joint News Release - Grand River Conservation Authority to transfer Puslinch Tract to the Township of Puslinch
- 6.9 Conservation Halton Update on Consolidation to Western Lake Ontario Regional Conservation Authority
- 6.10 Municipality of Bluewater Support Avon Maitland District School Board Potential Changes
- 6.11 Town of Northeastern Manitoulin Resolution for The Ministry of the Environment to Reconsider Lighter Oil Tar and Chip
- 6.12 Township of Oro-Medonte support Association of Ontario Road Supervisors Health and Safety Request
- 6.13 Town of Lincoln Resolution Request Ontario to Extend Deadline Notices to Designated Listed Heritage Properties
- 6.14 County of Wellington Preferences and Requests Related to Future Recycling Services
- 6.15 Wellington County Ontario Provincial Police Detachment Board Report February 2026
- 6.16 Optimist Club of Puslinch 50th Anniversary Thank You Note
- 6.17 Puslinch Profile Feature April 2026

*Recommendation:*

*That the Consent Agenda items listed for the April 15, 2026, Council meeting be received for information.*

7. **Delegations ≠**
  - 7.1 Specific Interest (Items Listed on the Meeting Agenda)
    - 7.1.1 **None**



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7.2 General Interest (Items Not Listed on the Meeting Agenda)

7.2.1 **None**

8. **Public Meeting**

8.1 April 15, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-BAR (Bardwell) 6759 Laird Road West

8.2 April 15, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding Community Improvement Plan

9. **Reports ≠**

9.1 **Puslinch Fire and Rescue Services**

9.1.1 **None**

9.2 **Finance Department**

9.2.1 **11:30 A.M. Presentation by pl.ural regarding Community Improvement Plan Update ≠**

*Recommendation:*

*That the presentation by pl.ural regarding Community Improvement Plan Update be received for information.*

9.3 **Office of the CAO**

9.3.1 **None**

9.4 **Corporate Services Department**

9.4.1 **Report COR-2026-014 ERO Postings Proposed Changes to Planning Act, Building Code Act, Municipal Act, City of Toronto Act ≠**

*Recommendation:*

*That Report COR-2026-014 ERO Postings Proposed Changes to Planning Act, Building Code Act, Municipal Act, City of Toronto Act be received for information; and,*

*That Council direct staff to prepare comments in response to the ERO postings for Council's consideration at the May 6, 2026 Council Meeting; and,*



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*That Council direct staff to prepare and submit comments in response to ERO posting 026-0300 on behalf of the Township in order to meet the April 29, 2026 ERO commenting deadline.*

**9.5 Building Department**

9.5.1 None

**9.6 Public Works Department**

9.6.1 None

**9.7 Community Services and Human Resources Department**

9.7.1 None

**10. Correspondence ≠**

**10.1 ERO 026-0290 Environmental Compliance Assessment Application McNally Pit (5497) and ERO 026-0291 Environmental Compliance Assessment Application CBM Aberfoyle Pit (5520) ≠**

*Recommendation:*

*That Correspondence Item 10.1 ERO 026-0290 Environmental Compliance Assessment Application McNally Pit (5497) and ERO 026-0291 Environmental Compliance Assessment Application CBM Aberfoyle Pit (5520) be received for information; and,*

*That Council direct staff to submit objections to all Environmental Compliance Assessment Applications on a go forward basis to allow time for adequate review and comment; and,*

*That Council direct staff to continue engaging with County of Wellington Source Water Protection and the Township's consultants to prepare comments regarding the ECA Applications.*

**10.2 County of Wellington Council Resolution regarding 2025 Residential Development Monitoring Report ≠**

*Recommendation:*

*That Correspondence Item 10.2 County of Wellington Council Resolution regarding 2025 Residential Development Monitoring Report be received for information.*

**10.3 Amrize Pit (5514) Approved Permit to Take Water Number 1775-DHLMHY March 31, 2026 ≠**



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*Recommendation:*

*That Correspondence Item 10.3 Amrize Pit (5514) Approved Permit to Take Water Number 1775-DHLMHY March 31, 2026 be received for information.*

**11. Council reports**

11.1 Mayor's Updates

11.2 Council Member Reports (verbal or written updates from members who sit on boards/committees)

**12. By-laws ≠**

12.1 First, Second and Third Reading

12.1.1 BL2026-019 Community Housing Development Fund Agreement

*Recommendation:*

*That By-law 2026-019 being a By-law to authorize the entering into Agreements with the County of Wellington for the Community Housing Development Fund be taken as read three times and finally passed in open Council.*

**13. Announcements**

**14. Closed Session - Pursuant to Section 239 Subsection (2) of the Municipal Act, 2001 for the purpose of:**

14.1 Confidential report regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose – By-law Complaint Policy Section 3.14 c)

14.2 Confidential report regarding a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization – Infrastructure Expansion Feasibility

14.3 Confidential report litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Potential Environmental Review Tribunal

14.4 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Senior of the Year Nomination



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- 14.5 **Confidential report litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Ontario Land Tribunal Matter**
- 14.6 **Confidential report regarding a proposed or pending acquisition or disposition of land by the municipality or local board – Township Road Allowance**
- 14.7 **Confidential minutes from previous closed meetings:**
  - 14.7.1 **March 25, 2026 Closed Council Meeting Minutes**
- 14.8 **Confidential Report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board - Complaint Update Report**

15. **Business Arising from Closed Session**

16. **Notice of Motion**

17. **New Business**

18. **Confirmatory By-law #**

18.1 BL2026-020 Confirm By-law – April 15, 2026

*Recommendation:*

*That the following by-law be taken as read three times and finally passed in open Council:*

*By-law 2026-020 being a by-law to confirm the proceeding of Council for the Corporation of the Township of Puslinch at its meeting held on the 15<sup>th</sup> day of April 2026.*

19. **Adjournment #**



**MINUTES**

**DATE:** March 25, 2026

**CLOSED MEETING:** 10:30 A.M.

**COUNCIL MEETING:** 10:00 A.M.

The March 25, 2026 Council Meeting was held on the above date and called to order at 10:00 a.m. via electronic participation and in-person at 7404 Wellington Rd, Puslinch.

1. **CALL THE MEETING TO ORDER**

2. **ROLL CALL**

**ATTENDANCE:**

Councillor Sara Bailey  
Councillor Russel Hurst  
Councillor Jessica Goyda  
Councillor John Sepulis  
Mayor James Seeley

**STAFF IN ATTENDANCE:**

1. Courtenay Hoytfox, CAO
2. Justine Brotherston, Director of Corporate Services / Municipal Clerk
3. Laura Emery, Manager of Corporate Services / Deputy Clerk
4. Mike Fowler, Director of Public Works, Parks and Facilities
5. Mary Hasan, Director of Finance/Treasurer
6. Michael Chant, Interim Fire Chief
7. Andrew Hartholt, CBO
8. Sarah Huether, Director of Community Services & Human Resources

3. **MOMENT OF REFLECTION**

4. **CONFIRMATION OF THE AGENDA**

**Resolution No. 2026-089:**

Moved by Councillor Hurst and  
Seconded by Councillor Sepulis

**That Council approves the March 25, 2026 Agenda and Addendum as circulated; and**

**That Council approves the additions to the agenda as follows:**

**Consent Item 6.1.6 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the March 25, 2026 Council agenda.**

**Closed Item 14.6 Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Planning Act Application**

**CARRIED**

5. **DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF:**

None

6. **CONSENT AGENDA**

6.1 Adoption and Receipt of the Minutes of the Previous Council and Committee Meetings:

- 6.1.1 March 13, 2026 Special Council Meeting Minutes
- 6.1.2 March 4, 2026 Council Meeting Minutes
- 6.1.3 February 10, 2026 Planning and Development Advisory Committee Minutes
- 6.1.4 January 13, 2026 Committee of Adjustment Minutes



- 6.1.5 January 12, 2026 Heritage Advisory Committee Minutes
- 6.2 Ministry of Natural Resources Request for Feedback regarding Black Bear Management Proposal
- 6.3 Ministry of Environment, Conservation and Parks Decision Notice on the Proposed Boundaries for the Regional Consolidation of Ontario's Conservation Authorities
- 6.4 Ministry of Transportation Request for Comment – Harmonization of Municipal Road Construction Standards
- 6.5 Ministry of Environment, Conservation and Parks presentation regarding Improving Ontario Conservation Authority's Stakeholder Information
- 6.6 AMO Policy Update - Conservation Authority Consolidation, New Buy Ontario Municipal Procurement Requirements, Drug Enforcement
- 6.7 Grand River Conservation Authority - 2026 Budget & 2025 Audited Financial Statements
- 6.8 City of Ottawa Letter to Solicitor General regarding Restricting Public Consumption of Illegal Substances Act
- 6.9 Rideau Lakes Township Letter to Senator regarding Concerns Alto High Speed Rail Project (Bill C-15 Budget)
- 6.10 Township of McNab Braeside Council Resolution regarding Ontario Heritage Organization Development Grant Advocacy
- 6.11 Municipality of York Council Resolution regarding Ontario Recycling System
- 6.12 Township of Papineau-Cameron Council Resolution regarding Ontario Veterinary College
- 6.13 City of Hamilton Notice of Public Meeting to adopt the Mellville-Park West Heritage Conservation District Plan in Dundas
- 6.14 Municipality of St. Charles Council Resolution regarding Small Northern New Residential Property Tax Class
- 6.15 Stan Denhoed Letter regarding Lifewater Kenya Trip 2026

**Resolution No. 2026-090:** Moved by Councillor Hurst and  
Seconded by Councillor Sepulis

**That the Consent Agenda items listed for March 26, 2026 Council meeting be received for information.**

**CARRIED**

**7. DELEGATIONS:**

7.1 Specific Interest (Items Listed on the Meeting Agenda)

7.1.1 None

7.2 General Interest (Items Not Previously Listed on the Meeting Agenda)

7.2.1 None

**8. PUBLIC MEETINGS:**

8.1 April 15, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-BAR (Bardwell) 6759 Laird Road West

8.2 April 15, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Municipal Office (7404 Wellington Road 34) and by electronic participation through Zoom regarding Community Improvement Plan

**9. REPORTS:**

**9.1 Puslinch Fire and Rescue Services**

9.1.1 None

**9.2 Finance Department**

9.2.1 Report FIN-2026-009 2025 Lease Financing Agreement Summary Report

**Resolution No. 2026-091:** Moved by Councillor Sepulis and  
Seconded by Councillor Goyda

**That Report FIN-2026-009 entitled 2025 Lease Financing Agreement Summary Report be received;  
and,**



**That Council accepts the Treasurer's statement that all lease financing agreements are non-material and have been made in accordance with the Township's Lease Financing Agreement Policy as outlined in schedule B to report FIN-2026-009.**

**CARRIED**

9.2.2 Report FIN-2026-010 Temporary Borrowing By-law

**Resolution No. 2026-092:**

Moved by Councillor Bailey and  
Seconded by Councillor Hurst

**That Report FIN-2026-010 entitled Temporary Borrowing By-law be received; and,**

**That Council give 3 readings to by-law No. 2026-012 being a by-law authorizing external temporary borrowings of \$1,500,000 in 2026.**

**CARRIED**

9.2.3 Report FIN-2026-012 Remuneration and Expenses Paid to Members of Council and Others - 2025

**Resolution No. 2026-093:**

Moved by Councillor Hurst and  
Seconded by Councillor Sepulis

**That Report FIN-2026-012 entitled Remuneration and Expenses Paid to Members of Council and Others – 2025 be received.**

**CARRIED**

**9.3 Office of the CAO**

9.3.1 Report CAO-2026-004 Establishing and Regulating By-law

**Resolution No. 2026-094:**

Moved by Councillor Hurst and  
Seconded by Councillor Sepulis

**That Report CAO-2026-004 entitled Establishing and Regulating By-law be received for information.**

**CARRIED**

9.3.2 Report CAO-2026-005 Final 2026-2030 Township Strategic Plan

**Resolution No. 2026-095:**

Moved by Councillor Goyda and  
Seconded by Councillor Bailey

**That Report CAO-2026-005 entitled Final 2026-2030 Township Strategic Plan be received for information; and,**

**That Council approve the 2026-2030 Township Strategic Plan as presented.**

**CARRIED**

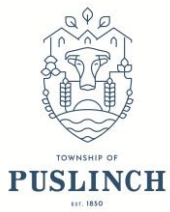
**9.4 Corporate Services Department**

9.4.1 Report COR-2026-013 2024 & 2025 Annual Aggregate Monitoring Reports

**Resolution No. 2026-096:**

Moved by Councillor Sepulis and  
Seconded by Councillor Hurst

**That Report COR-2026-013 entitled 2024 & 2025 Annual Aggregate Monitoring Reports be received for information; and,**



That Council direct staff to provide the Township's peer reviewers comments to the applicable conversation authority, Pit Operator and the Ministry of Natural Resources for response; and,

That Council direct staff to provide the concern identified by the Township's Hydrogeologist regarding the impacts of the westward expansion of the Pit Licence 5609 on the groundwater levels east of the Pit to the GRCA and Township's Planning Consultant for comment and that any concerns identified be forwarded to the pit operator and MNR for response; and

That Council direct staff to advise the Pit Operator and the MNR that the Township does not agree with removal of the WP1-93 from the Monitoring Program for Pit Licence 5609 as the Township has concerns regarding the lake levelling effect on water levels beneath the wetland and the monitoring should therefore continue; and,

**CARRIED**

9.4.2 Report COR-2026-009 Proposed Stop Up, Close and Declare Surplus a Portion of Lake Ave Road Allowance

**Resolution No. 2026-097:**

Moved by Councillor Hurst and  
Seconded by Councillor Goyda

That Report COR-2026-009 entitled Proposed Stop Up, Close and Declare Surplus a Portion of Lake Ave Road Allowance be received for information; and

That Council authorize staff to proceed to stop up, close and declare surplus Part 1 of the Lake Ave Road allowance as described in R-Plan 61R-23192; and

That Council give three readings to By-law 2026-010 being a by-law to stop up and close and declare surplus part of the Lake Ave Road allowance; and

That Council deem the portion of the road allowance surplus to the needs of the Township with the intention of the disposal of part of the road allowance; and,

That Council give three readings to By-law 2026-011 being a by-law to authorize the entering into Purchase and Sale Agreement for the sale of a portion of an unopened road allowance and to enter into an Encroachment Agreement for 6 Lake Avenue.

**CARRIED**

**9.5 Building Department**

9.5.1 None

**9.6 Public Works Department**

9.6.1 None

**9.7 Community Services and Human Resources Department**

9.7.1 None

**10. CORRESPONDENCE:**

10.1 Presentation by County of Wellington and Dillon Consulting regarding Wellington Road 46 Road Study

**Resolution No. 2026-098:**

Moved by Councillor Hurst and  
Seconded by Councillor Bailey

That Correspondence Item 10.1 Presentation by County of Wellington and Dillon Consulting regarding Wellington Road 46 Road Study be received for information.

**CARRIED**

10.2 Puslinch Lake Golf Course Permit to Take Water Application



**Resolution No. 2026-099:**

Moved by Councillor Bailey and  
Seconded by Councillor Sepulis

**That Correspondence Item 10.2 Puslinch Lake Golf Course Permit to Take Water Application be received for information; and,**

**That Council direct staff to submit the comments from the Township's Hydrogeologist and County of Wellington Source Water to the Ministry of Environment, Conservation and Parks for consideration as amended; and**

**That Council direct staff to incorporate the following standardized wording into all PTTW comments: Given the number of large water takers and sensitive groundwater and wetland features within the Township, the MECP should consider the cumulative impacts of all major water takers within and surrounding Puslinch when considering permitting a permit to take water application.**

**CARRIED**

10.3 Township of Puslinch Objection Letter – CBM Aggregates – ARA Application Aberfoyle South Lake Pit

**Resolution No. 2026-100:**

Moved by Councillor Goyda and  
Seconded by Councillor Sepulis

**That Correspondence 10.3 Township of Puslinch Objection Letter – CBM Aggregates – ARA Application Aberfoyle South Lake Pit be received for information.**

**CARRIED**

**11. COUNCIL REPORTS:**

**11.1 Mayor' Updates**

11.1.1 Mayor Seeley remarked on the recent TAPMO meeting on Monday March 23, 2026.

**Resolution No. 2026-101:**

Moved by Councillor Hurst and  
Seconded by Councillor Sepulis

**That Council receive the Mayor's updates for information.**

**CARRIED**

**11.2 Council Member Reports**

11.2.1 Councillor Bailey remarked on the Conservation Authority amalgamation and of note, Puslinch will remain in two conservation authority watersheds. In addition, it is maple syrup season at Mountsberg Conservation Area and the Ways of the Woods Camp is now open.

**Resolution No. 2026-102:**

Moved by Councillor Sepulis and  
Seconded by Councillor Bailey

**That Council receive the Councillor member updates for information.**

**CARRIED**

**12. BY-LAWS:**

12.1.1 BL2026-012 Temporary Borrowing By-law 2026

12.1.2 BL2026-010 Stop up, close and declare surplus a portion of Road Allowance Between Lots 5 & 6, Concession 1 Township of Puslinch, North of Puslinch Lake & South of Little Lake, Township of Puslinch

12.1.3 BL2026-011 Authorize the Mayor and Clerk to enter into a Purchase and Sale Agreement for a Portion of Lake Ave Road Allowance and enter into an Encroachment Agreement for 6 Lake Avenue

**Resolution No. 2026-103:**

Moved by Councillor Hurst and  
Seconded by Councillor Sepulis



That the following by-laws be taken as read three times and finally passed in open Council:

**By-law 2026-012 being a by-law to authorize the temporary borrowing of funds to meet current expenditures of the Township of Puslinch fiscal year ending December 31, 2026.**

**By-law 2026-010 being a by-law to Stop Up, Close and Declare Surplus Part 1 R-Plan 61R-23192 of Road Allowance Between Lots 5 & 6, Concession 1 Township of Puslinch, North of Puslinch Lake & South of Little Lake, Township of Puslinch.**

**By-law 2026-011 being a by-law to authorize the entering into Purchase and Sale Agreement for the sale of a portion of an unopened road allowance and to enter into an encroachment agreement for 6 Lake Avenue.**

**CARRIED**

**13. ANNOUNCEMENTS:**

Councillor Bailey announced the Whistle Stop Pre-School Easter Breakfast this Saturday March 28, 2026 at the PCC.

Mayor Seeley remarked on the Ice Rink still being open and commended staff on the good work.

**14. CLOSED SESSION:**

Council was in closed session from 11:04 a.m. to 1:24 p.m.

The Clerk stopped the recording and removed all public attendees from the webinar. The webinar was then 'locked' so no new participants are able to join.

**Resolution No. 2026-104:**

Moved by Councillor Hurst and  
Seconded by Councillor Sepulis

**That Council shall go into closed session under Section 239 of the Municipal Act for the purpose of:**

**14.1 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Human Resources Matter**

**14.2 Confidential report regarding a proposed or pending acquisition or disposition of land by the municipality or local board – Potential Acquisition or Disposition**

**14.3 Confidential report regarding a proposed or pending acquisition or disposition of land by the municipality or local board – Township Road allowance**

**14.4 Confidential report regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose – Regulatory By-law**

**14.5 Confidential minutes from previous closed meetings:**

**14.5.1 March 4, 2026, Closed Council Meeting Minutes**

**14.5.2 March 13, 2026 Closed Council Meeting Minutes**

**14.6 Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Planning Act Application**

**CARRIED**

**Resolution No. 2026-105:**

Moved by Councillor Goyda and  
Seconded by Councillor Sepulis

**That Council moves into open session at 1:24 p.m.**

**CARRIED**



Council resumed into open session at 1:24 p.m.

**Resolution No. 2026-106:**

Moved by Councillor Hurst and  
Seconded by Councillor Bailey

**That Council receives the following report for information:**

**14.1 Confidential report regarding personal matters about an identifiable individual, including municipal or local board employees – Human Resources Matter**

**14.2 Confidential report regarding a proposed or pending acquisition or disposition of land by the municipality or local board – Potential Acquisition or Disposition**

**14.3 Confidential report regarding a proposed or pending acquisition or disposition of land by the municipality or local board – Township Road allowance**

**14.4 Confidential report regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose – Regulatory By-law**

**14.5 Confidential minutes from previous closed meetings:**

**14.5.1 March 4, 2026, Closed Council Meeting Minutes**

**14.5.2 March 13, 2026 Closed Council Meeting Minutes**

**14.6 Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Planning Act Application; and**

**That staff proceed as directed.**

**CARRIED**

**15. BUSINESS ARISING FROM CLOSED SESSION:**

None

**16. NOTICE OF MOTION:**

None

**17. NEW BUSINESS:**

None

**18. CONFIRMATORY BY-LAW:**

18.1 By-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch

**Resolution No. 2026-107:**

Moved by Councillor Goyda and  
Seconded by Councillor Sepulis

**That the following By-law be taken as read three times and finally passed in open Council:**

**By-law 2026-018 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 25 day of March 2026.**

**CARRIED**

**19. ADJOURNMENT:**

**Resolution No. 2026-108:**

Moved by Councillor Bailey and  
Seconded by Councillor Goyda

**That Council hereby adjourns at 1:53 p.m.**

**CARRIED**



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
MARCH 25, 2026 COUNCIL MEETING  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION  
& IN-PERSON AT 7404 WELLINGTON RD 34, PUSLINCH

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James Seeley, Mayor

---

Justine Brotherston, Municipal Clerk

**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

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

**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre

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



234-2026-1123

April 1, 2026

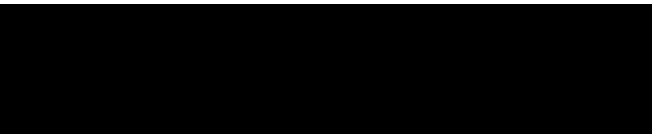
On March 30, 2026, our government introduced the *Building Homes and Improving Transportation Infrastructure Act, 2026*, (Bill 98). Through this legislation and accompanying measures, we are creating the conditions for Ontario to build the housing and infrastructure it needs to grow and remain competitive. These changes will help get shovels in the ground faster for much-needed housing, and housing enabling-infrastructure projects, while improving the way people and goods move across Ontario.

A brief description of the proposals in this bill are included in this letter below. You are also invited to review the [Environmental Registry of Ontario](#) and [Regulatory Registry of Ontario](#) posting links provided with this letter and share any feedback you may have.

If you have any questions, please reach out to my Director of Stakeholder and Caucus Relations, Tanner Zelenko, at [Tanner.Zelenko@ontario.ca](mailto:Tanner.Zelenko@ontario.ca)

I look forward to our continued collaboration with our municipal partners as we build a more prosperous, resilient and competitive economy that will enhance affordability and the quality of life for Ontario residents and families.

Sincerely,



Hon. Robert J. Flack  
Minister of Municipal Affairs and Housing

- c. Prabmeet Sarkaria, Minister of Transportation
- Todd McCarthy, Minister of the Environment, Conservation and Parks
- Graydon Smith, Associate Minister of Municipal Affairs and Housing
- Robert Dodd, Chief of Staff, Minister's Office
- Matthew Rae, Parliamentary Assistant, Municipal Affairs and Housing
- Laura Smith, Parliamentary Assistant, Municipal Affairs and Housing
- Brian Saunderson, Parliamentary Assistant, Municipal Affairs and Housing
- Martha Greenberg, Deputy Minister, Municipal Affairs and Housing
- David McLean, Assistant Deputy Minister, Municipal Affairs and Housing
- Laurie Miller, Assistant Deputy Minister, Municipal Affairs and Housing
- Sean Fraser, Assistant Deputy Minister, Municipal Affairs and Housing

## **Development Charges Act, 1997 – Ministry of Municipal Affairs and Housing**

Schedule 3 of the Bill would make amendments to the *Development Charges Act, 1997*.

New section 4.5 would provide that non-profit retirement home developments are exempt from development charges.

The Schedule would also make technical amendments to address out-of-date cross-references in provisions related to front-ending agreements.

You may provide your comments on the proposed changes to the *Development Charges Act, 1997* through the Ontario Regulatory Registry

<https://www.regulatoryregistry.gov.on.ca/proposal/52054>

## **Municipal Act, 2001 – Ministry of Municipal Affairs and Housing**

The Schedule repeals and remakes section 93 of the *Municipal Act, 2001*, to address barriers to the development of communal water and wastewater systems and increase housing supply across Ontario.

New subsection 93 (1) of the Act provides that no person shall construct, maintain or operate a non-municipal water or sewage public utility without first applying for and obtaining the consent of the municipality. Under new subsection 93 (2) of the Act, a municipality that receives an application for one of these utilities must review that application and either provide consent subject to conditions and limits that are agreed upon, or, in the case of a regulation having been made setting out criteria or conditions that must be met, and the municipality is of the opinion that regulated requirements have been met, the municipality must provide consent to the application. Regulation-making authority would be made to establish the criteria or conditions related to applications for consent and for the proposed public utility.

You may provide your comments on the proposed changes to the *Municipal Act, 2001* through the Environmental Registry of Ontario (ERO) notice and the Ontario Regulatory Registry ([ERO 026-0302](#)) from March 30, 2026 to April 29, 2026.

## **Planning Act – Ministry of Municipal Affairs and Housing**

Schedule 7 of the Bill proposes the following amendments to the *Planning Act* that would help create the conditions necessary to support housing and community development. If passed, the proposed changes would:

- Specify a standardized structure and a standardized set of land use designations for local official plans (i.e., lower- and single-tier municipalities and planning boards).
- Provide a two-phased implementation approach for the new official plan framework which focuses on the 29 large and fast-growing municipalities in the first phase,
- Remove redundant requirement for municipalities to include climate change policies in their official plans,
- Provide the Minister with authority to exempt lower-tier municipalities from requirement to conform with upper-tier official plan to facilitate voluntary early implementation of the proposed official plan framework,

- Provide that for an already approved Protected Major Transit Station Area (PMTSA), only official plan amendments changing the boundaries of the PMTSA or the planned population and jobs for the area would require the Minister's approval,
- Remove the legislative requirement for the Minister to provide notice on proposed amendments to or revocations of Minister's Zoning Orders (MZOs),
- Provide flexibility for removing Simcoe County's planning responsibilities in up to three separate phases, based on municipal readiness, and
- Facilitate the implementation of provisions from Bill 23, the *More Homes Built Faster Act, 2022*, that provide for a new framework for developer-identified land, including encumbered land and privately owned public spaces (POPS) arrangements, to count toward municipal parkland dedication requirements.
- Remove references to "sustainable design" from site plan control and restrict municipalities from requiring an owner of land to provide electric vehicle supply equipment in connection with off-street vehicular parking facilities, so that municipalities may not impose 'enhanced' development standards at the lot level that are not required for health, safety, or environmental performance (e.g., stormwater).
- Provide the Minister with authority to establish a minimum lot size through regulation.

We are interested in receiving your comments on these proposed measures. Comments can be made through the Environmental Registry of Ontario and the Ontario Regulatory Registry from March 30, 2026, to April 29, 2026:

- [ERO 026-0300](#): Proposed Planning Act, City of Toronto Act, 2006, Building Code Act, 1992 and Municipal Act, 2001 Changes (Schedules 7, 2 and 1 of Bill 98, the Building Homes and Improving Transportation Infrastructure Act, 2026).

We are also interested in receiving any comments you may have on other associated proposals:

- [ERO 026-0315](#): Consultation on upper-tier official plans, secondary plans, and site and area-specific policies
- [ERO 026-0310](#): Consultation on site plan control reform under the *Planning Act* and the *City of Toronto Act, 2006*
- [ERO 026-0305](#): Proposed Changes to Various Regulations Under the *Planning Act* to Facilitate the Electronic Submission of Information and Materials to Approval Authorities and Allow Notices to be Given Electronically to the Province
- [ERO 026-0314](#): Proposed Changes to Various Regulations Under the *Planning Act* and the *City of Toronto Act, 2006* to Specify Additional "Prescribed Professions" for the Purposes of a Complete Application
- [ERO 026-0313](#): Streamlining the Information and Material that Planning Authorities can Require as Part of a Complete Application
- [ERO 026-0309](#): Proposed Regulation to Prohibit Mandatory Enhanced Development Standards as a Condition of Land Division Approvals
- [ERO 026-0311](#): Proposed Regulatory Approach to Establish a Minimum Residential Lot Size in Urban Areas
- [ERO 026-0304](#): Draft Projection Methodology Guideline to support the implementation of the Provincial Planning Statement, 2024
- [ERO 026-0312](#): Proposed Changes to Support Standardizing of Parkland Requirements Under the *Planning Act*

The Environmental Registry postings provide additional details regarding the proposed changes.

### **Building Code Act, 1992 – Ministry of Municipal Affairs and Housing**

Schedule 1 amends the *Building Code Act, 1992* to clarify that standards for the protection or conservation of the environment are included in the meaning of municipal by-laws respecting the construction or demolition of buildings for the purposes of section 35 of the Act.

[ERO 026-0300](#): Proposed Planning Act, City of Toronto Act, 2006, Building Code Act, 1992 and Municipal Act, 2001 Changes (Schedules 7, 2 and 1 of Bill 98, the Building Homes and Improving Transportation Infrastructure Act, 2026.

### **City of Toronto Act, 2006 – Ministry of Municipal Affairs and Housing**

The proposed change would, through various amendments to section 114 of the *City of Toronto Act, 2006*, remove references to “sustainable design” in site plan control. Changes would also be made to allow the Minister to establish a minimum lot size through regulation under the *Planning Act*.

[ERO 026-0300](#): Proposed Planning Act, City of Toronto Act, 2006, Building Code Act, 1992 and Municipal Act, 2001 Changes (Schedules 7, 2 and 1 of Bill 98, the Building Homes and Improving Transportation Infrastructure Act, 2026

### **Water and Wastewater Public Corporations Act, 2025 – Ministry of Municipal Affairs and Housing**

The ministry is proposing legislative amendments to the *Water and Wastewater Public Corporations Act, 2025*. These include:

- Explicitly prohibiting private ownership in any new Water and Wastewater Public Corporation (WWPC) to align with the government’s intent to maintain 100% public sector ownership and respond to the strong feedback we have heard on the issue from the public, unions, associations and municipalities regarding privatization.
- Supporting the continuation of services and existing contracts – so that transferred contracts and agreements are not affected by a transfer to a new WWPC. This includes contracts such as employment or insurance, permits, licenses or a collective agreement, helping to support an efficient transfer and continuity of service during the transfer process.
- Supporting labour and employment continuity by clarifying that certain rights (such as successor, employment, and pay equity rights) are carried forward to a new WWPC.
- This would include regulation-making authority to help ensure continuity of services related to contracts and employees that are transferred to a new WWPC.
- Prohibiting the transfer of long-term municipal water and wastewater debt to a WWPC to provide clarity and reduce lender uncertainty, while creating new regulation-making authority to enable future regulations to address other matters related to municipal debt.

You may provide your comments on the proposed changes to the *Water and Wastewater Public Corporations Act, 2025* through the Environmental Registry of Ontario (ERO) notice and the Ontario Regulatory Registry ([026-0301](https://ero.ontario.ca/notice/026-0301)) from March 30, 2026 to April 29, 2026.  
<https://ero.ontario.ca/notice/026-0301>

### **Safe Drinking Water Act, 2002 – Ministry of the Environment, Conservation and Parks**

Schedule 8 of the Bill proposes a change to the *Safe Drinking Water Act, 2002 (SDWA)* to clarify that a drinking water system owned by a WWPC would be considered a municipal drinking water system under the SDWA. This change would ensure that WWPCs are subject to the same public health and safety requirements under the SDWA that apply to all municipal drinking water systems.

The Bill also proposes changes to the *Safe Drinking Water Act* that would deem municipal consent to have been provided under the *Safe Drinking Water Act* for a proposed non-municipal drinking water system if consent has been provided by a municipality under the *Municipal Act* and regulated requirements under that Act were met. This avoids duplication of the municipal consent and helps to remove a barrier to development on communal systems.

You may provide your comments on the proposed changes to the *Safe Drinking Water Act, 2002* through the Environmental Registry of Ontario (ERO) notices related to the *Municipal Act, 2001*, [026-0302](https://ero.ontario.ca/notice/026-0302), and the *Water and Wastewater Public Corporations Act, 2025*, [026-0301](https://ero.ontario.ca/notice/026-0301) from March 30, 2026 to April 29, 2026.  
<https://ero.ontario.ca/notice/026-0301>  
<https://ero.ontario.ca/notice/026-0302>

### **Fare Alignment and Seamless Transit Act, 2026 – Ministry of Transportation**

Schedule 4 of the bill enacts the *Fare Alignment and Seamless Transit Act, 2026*. The proposed legislation would authorize the Minister of Transportation to make regulations:

1. **Prescribing local transit systems** in the GTHA that are subject to the Act.
2. **Establishing One Fare 2.0**, including: setting fare prices and categories; defining eligibility and fare discount policies; establishing fare and transfer policies between prescribed transit systems (e.g., free transfers); requiring participation in a unified fare payment system approved by the Minister (e.g., PRESTO); and determining how fares shall be apportioned among prescribed transit systems in a geographic zone, which could result in the reallocation of fare revenue collected in one prescribed transit system to another prescribed transit system in a different municipality.
3. **Improving service to key regional destinations** by designating new and existing routes as “priority routes”, including routes that may cross municipal boundaries; setting service standards for priority routes; and prescribing requirements for service integration between prescribed transit systems, including requiring a prescribed transit system to provide services outside of its primary service area (i.e., in other municipalities).

4. **Improving specialized transit service**, including requiring prescribed specialized transit systems to: participate in a unified trip booking system approved by the Minister; and provide transportation a prescribed distance outside of its primary service area (i.e., in another municipality) without requiring a person with a disability to transfer to a different passenger transportation system.
5. **Creating exemptions** from the Act or regulations.

### **Metrolinx Act, 2006 – Ministry of Transportation**

Schedule 5 amends *the Metrolinx Act, 2006* to create a voluntary, streamlined compliance reporting process for Metrolinx which will be more scoped than the traditional building permit process. The proposed compliance reporting process does not override the existing building permit process. Instead, it allows for more flexibility for Metrolinx by creating a streamlined process to get building science expertise from municipalities.

The proposed legislative amendments require municipalities, upon receiving a proposed construction or demolition notice from Metrolinx, to provide Metrolinx with a report that includes:

- An assessment of whether the proposal would contravene the Building Code.
  - Municipalities would not include a review of certain *Planning Act* requirements such as municipal zoning bylaw and site plan approvals.
- An assessment of the applicability of the Architects Act or the Professional Engineers Act.
- An assessment of whether every person who prepared the relevant building documents had the correct qualifications under the Building Code.
- Any other prescribed information.

The proposed legislation also enables the Minister of Transportation, through regulation, to prescribe additional exemptions to applicable law and specific timelines for municipal inspections and conveyance of occupancy reports, among other items.

**Tamara Russell Barr**

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**From:** AMO Policy <policy@amo.on.ca>  
**Sent:** March 31, 2026 12:23 PM  
**To:** Admin  
**Subject:** AMO Policy Update – Funding Development Charge Reductions under the Canada-Ontario Partnership to Build & Bill 98 Building Homes and Improving Transportation Infrastructure Act

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## **AMO Policy Update – Funding Development Charge Reductions under the Canada-Ontario Partnership to Build & Bill 98 *Building Homes and Improving Transportation Infrastructure Act***

### **Top Insights**

- Federal and Ontario governments announce Canada-Ontario Partnership to Build initiative to lower development charges with an \$8.8 billion investment.
- Provincial omnibus bill focuses on increasing housing supply and moving goods and people across the province faster. Key areas of change **directly** impacting the municipal sector are land-use planning, development charges, municipal services corporations, communal systems, Building Code, and transit system integration and innovation.

### **Canada-Ontario Partnership to Build**

Yesterday, Premier Ford and Prime Minister Carney signed the “Canada-Ontario Partnership to Build” in support of shared goals to strengthen national and provincial economies by:

- Building more homes faster to make housing more affordable. Initiatives included joint funding to reduce Ontario municipal development charges (DCs) and the HST tax vacation for new homes [announced last week](#).
- Getting shovels in the ground on select transit projects including ALTO and various projects across the Greater Toronto and Hamilton Area (GTHA).

The [provincial](#) and [federal](#) governments made coordinated announcements.

AMO members share the provincial and federal governments' commitment to accelerating housing and infrastructure development to support housing affordability and economic growth, and we are pleased to see new initiatives come with funding.

### Reducing Development Charges

The Building Communities Strong Fund (BCSF) provincial-territorial stream will provide \$8.8 billion in cost-matched federal and provincial investment over ten years. This funding is focused on temporarily reducing or maintaining low DCs.

Although announced yesterday, we understand the program design is in the early stages and the full program parameters will be developed next. While AMO has yet to see the details of the agreement, it's positive that there appears to be recognition that reduced municipal DCs need an offset from other levels of government. Further, the province has indicated infrastructure funding may be available for municipalities without DCs, which supports equitable access.

The province has committed to working with AMO to design the program. As part of this process, AMO will identify key questions requiring clarity such as:

- What is the extent of the DC reductions? What are the mechanisms for determining and applying them?
- What is the timing for both the DC reductions and the delivery of offsetting funding?
- How will municipalities without DCs access this funding?

We look forward to working with the province to develop an equitable, efficient, and flexible program design that accounts for the diverse ways municipalities fund growth and use DCs.

### ***Building Homes and Improving Transportation Infrastructure Act***

The province introduced its intention to move forward with [14 pieces of legislative and regulatory amendments](#) first introduced last year under [Bill 17 Protect Ontario by Building Faster and Smarter Act](#), and [Bill 60 Fighting Delays, Building Faster Act](#). It's also proposing to consult on an additional 16 policy ideas. AMO continues to support the province's goals of achieving more consistent and timely approvals that deliver the housing and economic projects Ontarians need while improving how people move across the province.

A summary of province-wide and regional changes are provided below, organized by housing and transit themes. Many of the adopted changes address recommendations AMO raised in our [Bill 17](#) and [Bill 60](#) ERO submissions. Examples include:

- Ensuring municipal service corporation water systems remain under public ownership.
- Applying the same rigorous drinking water standards to private communal systems as those required for municipal systems; this ensures uniform standards and avoids costly upgrades should a municipality ever assume responsibility for a private system.
- Relieving pressure on municipalities by having the province backstop failed systems.

AMO will participate in the Bill's public consultation process. AMO will also work with the province to ensure municipalities have other opportunities to provide expert insights for pending regulations.

### Land-Use Planning Changes

- Standardized official plans.** A new simplified official plan format that includes: a mandatory and standardized set of land-use designations, and a common structure for table of contents and schedules. The Bill requires the new Official Plan format to be used following the 2028 and 2029 implementation dates, ensuring no impact on plans currently under development or approval.
- Site plan reforms.** Prohibiting enhanced development standards. Municipal standards beyond mandatory health and safety requirements, such as soil composition and landscaping are prohibited. The province will consult on the feedback process governing site plan controls.
- Minimum lot sizes.** Introduce new legislative authority to set provincial rules for minimum lot sizes for urban residential land through regulation. Concurrently, the province is consulting on a regulation that would set an

approximately 175 square metre (1,884 square foot) minimum lot size standard.

- v. **Encumbered parkland.** Introduce a new framework that would allow high-quality encumbered land to count towards parkland dedication requirement. The framework would include publicly available spaces such as courtyards.
- v. **Minister zoning orders (MZOs).** Remove the legislative requirement to post MZO amendments and revocations for public comment. Substantive amendments that impact the functioning of MZOs will continue to be posted for comment.

### Development Charges (DC)

- New DC exemption for not-for-profit retirement homes, which provide supportive housing for low-income seniors.
- New requirement to disclose DCs, taxes, and fees on home purchases and sales agreements.

### Municipal Services Corporations (MSC)

- Changes to the *Water and Wastewater Public Corporations Act, 2025* that would enshrine, into law, public ownership of municipal water and wastewater assets.
- Create a framework for wider MSC adoption.

### Communal Water and Wastewater Systems

- Introduce a new regulatory framework for communal water and wastewater systems. The framework encompasses standards for municipal approval while addressing system operations, maintenance, financial sustainability and water safety considerations including instances where the province would act as a backstop when systems fail, both operationally and financially.

### Building Code Review

- A section-by-section review of the Building Code.
- Establishing an expert third-party advisory body — consisting of engineering, construction and Code specialists — to identify where rules can be modernized or streamlined.

### Transit System Integration and Innovation

- Extend the One Fare program into Hamilton and Halton Region. Introduce legislation to enable regulations that would allow for a unified fare structure with common fares, discounts and free transfers across transit systems in the Greater Toronto and Hamilton Area.
  - Northlander Rideshare program. Develop a framework to permit rideshare services in communities along the Northlander corridor.
- 

*An online version of this Policy Update is also available on the [AMO Website](#).*

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## Tamara Russell Barr

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**From:** AMO Policy <policy@amo.on.ca>  
**Sent:** March 26, 2026 9:36 PM  
**To:** Admin  
**Subject:** AMO Policy Update – Provincial Budget Spending Priorities and Build Canada Homes Operational Funding

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# AMO Policy Update – Provincial Budget Spending Priorities and Build Canada Homes Operational Funding

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## Top Insights

- Provincial budget provides new funding for supportive housing, core and recreational infrastructure, and extends HST exemption for all new homes.
- AMO is calling on the provincial government to work with the federal government to commit operating funding to fully leverage federal Build Capital Homes capital investments in supportive and transitional housing.

## Provincial Budget Stays The Course and Includes Millions in Municipal Infrastructure Funding

### Ontario's Fiscal and Economic Outlook

Ontario's Minister of Finance introduced the 2026 Ontario Budget, [A Plan to Protect Ontario](#). The economic backdrop of this year's budget is largely unchanged from last year. Heightened trade and geopolitical tension, along with slower economic and population growth will contribute to a softer labour market in 2026. Economic growth is projected to be on par with last year, with real GDP forecasted to reach 1.1%. Inflation continues to trend down from its COVID peak and is now within the Bank of Canada's target of 2%. The deficit is projected to increase by \$1.5 billion to \$13.8 billion as part of the province's

plan to create a fiscal buffer to absorb potential softening of the economy. As a result of these spending decisions, a balanced budget isn't anticipated until 2028.

### **\$244 Billion in Program Spending and Tax Holiday for New Housing**

Against this economic backdrop, the province is staying the course in its spending priorities, which totals \$244 billion (an increase of \$10 billion from last year). Many spending priorities are a continuation of commitments made in the [Fall Economic Statement](#). The focus now is on getting funding out the door and into the hands of families, businesses, and municipalities. To address cost-of-living and housing affordability concerns, which continues to be top of mind for Ontarians, the province is holding the line on taxes and program spending cuts. The province's proposal to exempt all new housing from the HST, for a one-year period, is action on its commitment to make housing more affordable.

The proposal comes into effect on April 1st and will remain in place for one year. The 8% tax vacation builds upon the [government's October 2025 proposal](#) to exempt or reduce the provincial portion of the HST for first time homebuyers that are purchasing homes valued at \$1.5 million or less. Wednesday's proposal extends to all new homes valued up to \$1.85 million and now includes existing homeowners.

The federal government is also proposing to cost-share in this tax holiday by covering the federal 5% portion of the HST. The province estimates this \$2.2 billion in tax relief could create an additional 8,000 housing units, support up to 21,000 jobs and grow Ontario's GDP by \$2.7 billion.

### **Budget Supports Some of AMO's Priorities**

In our pre-budget submission, [Partnering to Protect Ontario's Communities](#), AMO called on the province to continue prioritizing housing-enabling infrastructure spending, paying its share of health and social services that are provincial responsibilities, and taking concrete actions to end chronic homelessness.

Today's budget includes some important funding for our sector. This is a step in the right direction for improving municipal fiscal health. Supportive housing is getting a \$53 million injection over 3 years. Funding for existing programs for core, recreation, and transit infrastructure is increasing by \$360 million. While \$2.3 billion in net new spending is going towards hospitals, home and

community care, and long-term care, there are no corresponding changes to local share requirements for hospital development.

### **New Spending Breakdowns By Areas**

#### **Infrastructure:**

- \$15 million in annual funding for the Northern Ontario Resource Development Support Fund, to enable investments in core assets such as roads and bridges.
- A \$15 million top-up over three years for the Ontario Transit Investment Fund.
- A \$300 million top-up over six years for the Community Sport and Recreation Infrastructure Fund to repair, upgrade or build new sports and recreation facilities.

#### **Health and Social Services:**

- Spending growth on hospitals (\$1.1 billion), home and community care (\$1.1 billion over three years), and long-term care (\$139.4 million) but no changes to local share requirements for hospital development.
- \$53 million over 3 years for supportive housing. While this is a good start, AMO has advocated for the province to provide matching operational investments to fully leverage federal capital funding for supportive and transitional housing through Build Canada Homes.

#### **Emergency and Protection Services:**

While the budget did not include any significant announcements that would help municipalities manage the rapidly growing costs of emergency services, it did include some targeted investments:

- Fire Protection Grant – Maintaining the \$20 million in enhanced funding for the 2026-27 grant cycle. The funding is aimed at supporting municipal fire departments to access the infrastructure and protective equipment they need to respond to local needs.
- Basic Constable Training – Extending the removal of tuition fees for the program at the Ontario Police College for an additional three years to support police services in their efforts to recruit and train more police officers.

### **Unlocking Build Canada Homes Funding for Transitional and Supportive Housing**

AMO and municipal partners have [called](#) on the province to provide the operational funding needed to unlock federal capital from Build Canada Homes.

The federal government has earmarked \$1 billion nation-wide to create new supportive and transitional housing for people experiencing or at risk of homelessness. If Ontario received its per capita share, this could result in more than 1,200 new units in Ontario. Realizing this opportunity requires a provincial commitment of \$62 million in annual operating investment. Because Build Canada Homes requires operating funding guarantees at the application stage, a firm provincial commitment is the essential ‘key’ to unlocking this federal capital.

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*An online version of this Policy Update is also available on the [AMO Website](#).*

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**Laura Emery**

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**From:** AMO Policy <policy@amo.on.ca>  
**Sent:** April 2, 2026 5:41 PM  
**To:** Admin  
**Subject:** AMO Policy Update – Regional Governance Changes, Finalized Buy Ontario Directive, AMO Briefing on Canada-Ontario Partnership to Build, OEB Consultations on Natural Gas Franchise Agreements, Northlander Rideshare Pilot, Wildland Fire Management

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## **AMO Policy Update – Regional Governance Changes, Finalized Buy Ontario Directive, AMO Briefing on Canada-Ontario Partnership to Build, OEB Consultations on Natural Gas Franchise Agreements, Northlander Rideshare Pilot, Wildland Fire Management**

### **Top Insights**

- The province introduces legislation to appoint chairs for 5 regional governments and the Warden of Simcoe County along with strong chair powers, reduce the size of Simcoe and Niagara councils, and require other regions to review their council composition following the 2026 election
- The province releases final Buy Ontario procurement rules for municipalities that reflect AMO’s recommendations to provide clear guidance and flexibility to meet local priorities. Supply Ontario is providing guidance and training to support local rollout
- AMO is hosting a CAO townhall on April 9th to provide insights on the Canada-Ontario Partnership to Build’s development charge deferral initiative

- The Ontario Energy Board has launched a review of the Model Natural Gas Franchise Agreement and is inviting municipalities to participate with a deadline to register as an intervenor by April 20th
- The province is consulting on a pilot that would upload rideshare regulation and oversight to the province along the Northlander Passenger Train corridor
- The province announces enhancements to wildland fire management and safety introduces a new regulatory framework for administrative monetary penalties

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## Province Introduces *Better Regional Governance Act*

Today, the Ministry of Municipal Affairs and Housing [introduced the \*Better Regional Governance Act, 2026\*](#) which proposes to changes to the governance structure of Durham, Halton, Muskoka, Niagara, Peel, Simcoe, Waterloo, and York including:

- Allowing the Minister to appoint upper-tier council and heads of council with strong chair powers that mirror strong mayor powers
- Reduce Simcoe County Council from 32 to 17 members, and Niagara Regional Council from 32 to 13 members with both councils composed of the mayors of each lower-tier municipality plus the appointed head of council
- Require all regional governments except Niagara to review their council composition following the 2026 municipal election
- Develop a weighted voting framework for Niagara Regional Council

AMO will review the legislation and continues to encourage the province to ensure that clarity on governance structures is in place before the opening of nominations for the 2026 municipal elections.

## Province Issues Municipal *Buy Ontario Act* Directives and Guidance

The Ministry of Public and Business Service Delivery and Procurement has released its finalized Buy Ontario directive for the municipal sector [on a new Buy Ontario website](#). The directive applies to light duty fleet vehicles, and capital infrastructure procurement. It addresses many of the issues raised by [AMO during consultations](#) including:

- Clear definitions of what is included under the directive and how municipalities can apply preferential scoring when evaluating bids
- Flexibility to meet *Buy Ontario Act* requirements including:
  - Exemptions for time sensitive, emergency purchasing
  - A value-for-money exclusion when buying domestic goods or services increases costs by 25% or more
  - Flexibility to meet procurement rules tied to federal or provincial funding programs
- Flexible options for smaller vendors to show how they meet the directive's goals

To support local rollout, Supply Ontario has posted Guidance Materials and is accepting registration for training through the [Buy Ontario website](#).

### **CAO Briefing on Canada-Ontario Partnership to Build Initiative**

The province's announcement earlier this week of the [Canada-Ontario Partnership to Build](#) initiative has generated many questions and concerns from the sector, especially on development charge (DC) reductions. AMO is hosting a [virtual briefing](#) on this initiative on April 9th, 2026 from 2 pm to 3 pm for CAOs. At the meeting AMO will provide an update on what we know to date about the DC reductions initiative and hear from sector officials your top questions and concerns, with a focus on what's important for technical program design.

### **Ontario Energy Board Launching Review of Model Natural Gas Franchise Agreement**

The Ontario Energy Board (OEB) has launched a [review of the Model Franchise Agreement](#) which sets standard terms between municipalities and natural gas utilities for gas service. This review responds to recent municipal concerns and will look at whether updates are needed including:

- Rules for easements including notice, access, and cost-sharing when a road is being sold or closed
- How costs are shared when pipelines are relocated
- Requirements for removing decommissioned pipelines
- How any changes should be applied to existing agreements

To support municipal involvement in the review, the OEB has adopted AMO's recommendation and made a one-time exception to allow municipalities to apply for cost awards to help cover participation costs. The OEB will hold a

virtual [information session](#) on April 15th, and municipalities wanting to participate in the review must [apply for intervenor status](#) by April 20th.

## **Provincial Rideshare Pilot Consultation**

The Ministry of Transportation [is consulting](#) on a rideshare pilot along the Northlander Passenger Train corridor that would upload regulation of rideshare services to the province. The pilot would set rules for rideshare companies, drivers and vehicles for all municipalities within 30 kilometers of Northlander train stations between Gravenhurst and Cochrane for one year. Comments on the proposal are [due to the province by April 10, 2026](#).

Lessons learned from this pilot may be used to expand rideshare regulation to all communities. AMO is working with the province to understand how any potential regulations may impact municipalities.

## **Ministry of Natural Resources Increases Staffing Levels for Wildland Fire and Establishes Administrative Monetary Penalties (AMP) Framework**

The Ministry of Natural Resources (MNR) [announced](#) it will add an additional 68 permanent staff and increase compensation for critical staff, including wildland firefighters, pilots and aircraft maintenance engineers. AMO welcomes this announcement as it responds directly to [recommendations](#) we made to the province that encouraged MNR to provide additional resources to address challenges with recruitment and retention of its firefighters.

In addition to the new staffing measures, the province also [introduced](#) new and amended regulations under the *Wildland Fire Management Act* to establish a framework for issuing administrative monetary penalties (AMPs) to encourage compliance with wildland fire safety requirements, effective April 1, 2026. AMO previously expressed support for this measure in a [letter](#) to the Ministers of Natural Resources and Attorney General, as the greater use of AMPs can help alleviate the already overburdened provincial offences court system.

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*An online version of this Policy Update is also available on the [AMO Website](#).*

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## Justine Brotherston

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**To:** Courtenay Hoytfox  
**Subject:** RE: Advocacy Update: Province Announces Changes to Upper-Tier Composition & Gives Regional Chairs 'Strong Chair' Powers

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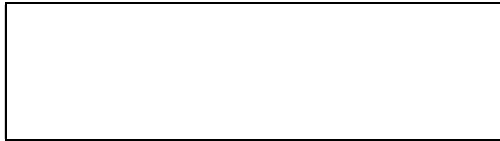
**From:** AMCTO | The Municipal Experts <[amcto@amcto.com](mailto:amcto@amcto.com)>  
**Sent:** Thursday, April 2, 2026 5:07 PM  
**To:** Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** Advocacy Update: Province Announces Changes to Upper-Tier Composition & Gives Regional Chairs 'Strong Chair' Powers

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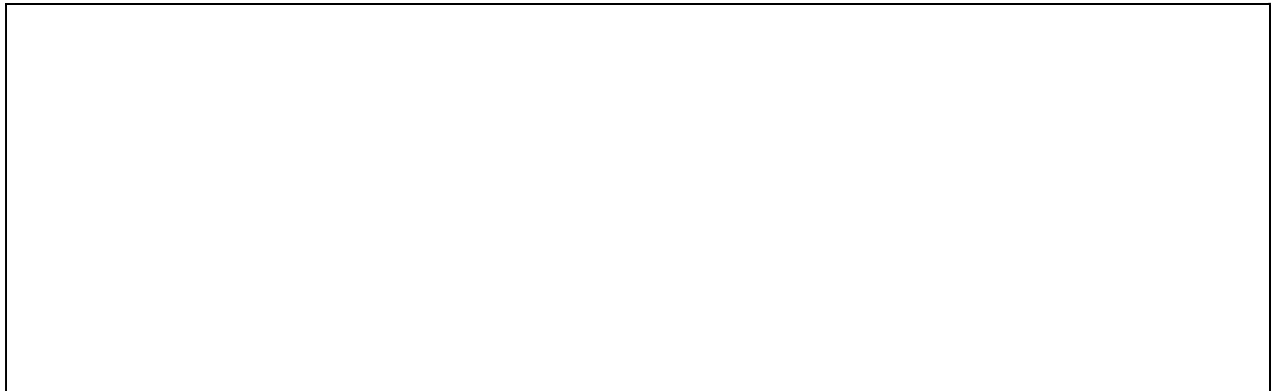
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Read our initial analysis on Bill 100, *Better Regional Government Act, 2026*

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April 2, 2026

# Advocacy Update: Province Announces Changes to Upper-Tier Composition & Gives Regional Chairs 'Strong Chair' Powers

Today, Minister Flack introduced **Bill 100, Better Regional Government Act, 2026**, which makes amendments to the *Municipal Act, 2001*, and the *Municipal Elections Act, 1996*. The legislation is purported to ensure municipal governments respond quickly to economic and housing challenges and strengthen decision-making.

We are concerned about the impacts the proposed changes will have on the municipal and school board elections in affected municipalities, including adding additional strain for election administrators who are in the middle of planning and implementing the 2026 elections.

Among the announced proposals, the bill will:

- Authorize the Government to change municipal council composition, including minister regulation-making authority:
  - Simcoe County council would be reduced from 32 members to 17. The new council would be made up of mayors of the 16 lower-tier municipalities, plus the warden.
  - Niagara Regional council would be reduced from 32 members to 13 members. The new council would include the mayors of each of Niagara's 12 lower-tier municipalities plus the regional chair.
- Provide the Minister of Municipal Affairs and Housing with regulation-making authority to set out weighted voting rules for upper-tier municipal councils starting with the term following the 2026 regular election.
- Provide authority going forward to appoint the head of council of the regions of Durham, Halton, Niagara, Peel, Waterloo, York, Muskoka District, and the warden of Simcoe County, and authority for those individuals to be deemed a member of council.

The bill also proposes amendments to the *Municipal Elections Act*, which include transitional provisions as well as a clause in the event the bill does not pass by May 1, that any person who filed a nomination for the elected office of upper-tier chair in subsection 218.1 (2) of the *Municipal Act* or any office for council of Region of Niagara would be deemed withdrawn.

Changes like these are ones **we have advised the Government to avoid** in an election year. We are disappointed that the Ford Government has decided to ignore our cautions. If passed, the proposals announced today could significantly impact the ability of municipalities to deliver effective, accountable, and cost-efficient municipal and school board elections. We also recognize

that there remains uncertainty with school board elections. Minister Calandra has indicated that a decision about school board governance will come in mid-April.

Further, as an Association, we **have been consistent in our opposition to strong mayor powers** as it relates to organizational structures and employment matters, including the hiring and removal of municipal staff. We have **continued to press for clarity** on strong mayor powers and how they are implemented, given the current legislative and regulatory gaps.

As part of the Minister's announcement, he said he would provide 'strong chair' powers to these provincially-appointed heads of council. The strong mayor provisions of the Act do not appear to be amended by this bill; however, there are **proposals open for comment in a regulatory posting**. Our team will be taking a closer look at the regulatory posting, but it appears there is a proposal related to restricted acts, which we have long called for clarity on.

We will seek clarity on whether the ministry intends to make future amendments to the *Municipal Act*. Nevertheless, the extension of a version of these powers to chairs who are provincially appointed will likely further muddy the waters of implementation. The Minister has indicated that these powers will mirror strong mayor powers.

As always, our team will continue to evaluate opportunities to support our members in navigating these changes, and we will provide updates as appropriate. In the meantime, we encourage you to **reach out to us** with any questions or concerns.



**AMCTO | The Municipal Experts**

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## Grand River Conservation Authority

Summary of the General Membership Meeting – March 27, 2026

To GRCA/GRCF Boards and Grand River watershed municipalities - Please share as appropriate.

### Action Items

*The Board approved the resolutions in the following reports as presented in the agenda:*

- GM-03-26-C07 - Declaration of Surplus and Disposition of Property – Township of Puslinch (In camera)
- GM-03-26-C06 - Legal and Insurance Liabilities Update (In camera)
- GM-03-26-C08 - CAO Performance Goals for 2026 (In camera)
- GM-03-26-32 - Update on Environmental Registry Posting 025-1257 & Bill 68 - Proposed Boundaries for the Regional Consolidation of Ontario's Conservation Authority
- GM-03-26-20 - Financial Summary
- GM-03-26-25 - 2026 Road Site Preparation and Surface Treatment Tender
- GM-03-26-26 - Conservation Area Supply and Delivery Bagged Ice Request for Quotation Results
- GM-03-26-27 - Conservation Area Portable Toilet & Trailer Restrooms Rental Request for Proposal Results
- GM-03-26-22 - Annual Report on Compliance with O.Reg 41/24
- GM-03-26-23 - Official Plan Amendment No. 63 - 200 Weber Street North, City of Waterloo
- GM-03-26-24 - Ongoing Renewal of Monitoring Assets to Support Flood Forecasting and Warning

### Information Items

*The Board received the following reports as information:*

- GM-03-26-28 - Chair's Report
- GM-03-26-21 - Governance - By-law Review Discussion
- GM-03-26-19 - Cash & Investment Status
- GM-03-26-18 - Annual Report on Category 2 Programs
- GM-03-26-31 - Grand River Watershed Flood Warning System
- GM-03-26-29- March 2026 Flood Event
- GM-03-26-30 - Current Watershed Conditions

### Delegations

*There were no delegations:*

### Correspondence

*The Board received the following correspondence:*

- Regarding Environmental Registry Posting 025-1257 & Bill 68 - Proposed Boundaries for the Regional Consolidation of Ontario's Conservation Authority: City of Waterloo and Twp. of Centre Wellington

### Hearing Board under Section 28 of the Conservation Authorities Act and in accordance with the Statutory Powers Procedures Act.

*The General Membership acts as a hearing board as required, and as such passed the motion as received in the following report .*

- HB-03-26-01 - 104 Waterloo Street, New Hamburg, Township of Wilmot

For full agendas and reports, and past minutes, please refer to our [Board meeting calendar](#). The minutes of this meeting will be posted on following approval at the next meeting of the General Membership.

You are receiving this email as a GRCA board member, GRCF board member, or a Grand River watershed member municipality. If you do not wish to receive this monthly summary, please respond to this email with the word 'unsubscribe'.

## Tamara Russell Barr

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**From:** Serena Catania <scatania@grandriver.ca>  
**Sent:** March 30, 2026 1:01 PM  
**Subject:** Joint News Release: GRCA to transfer Puslinch Tract to the Township of Puslinch

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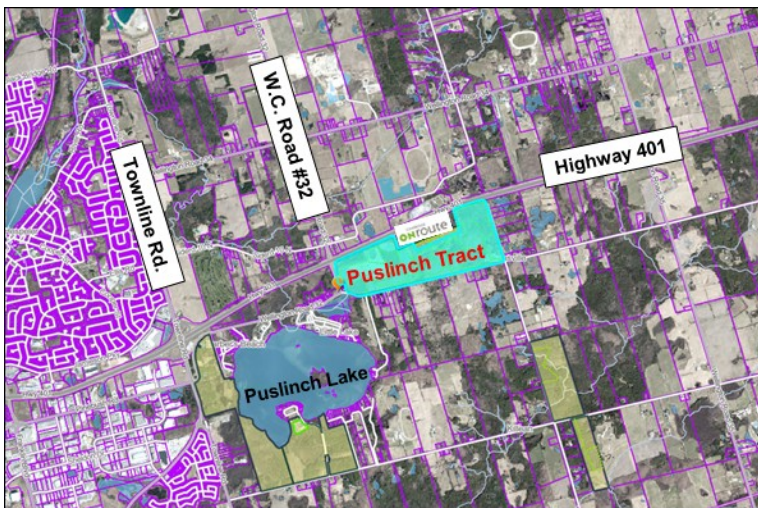


**March 30, 2026**  
**Release on receipt**

## GRCA to transfer Puslinch Tract to the Township of Puslinch

On Friday, March 27, 2026, the Grand River Conservation Authority (GRCA) Board approved the transfer of 265 acres of land known as the Puslinch Tract to the Township of Puslinch for \$1.6 million.

The Puslinch Tract is located along the south side of Highway 401, east of Wellington County Road 32, adjacent to the ON Route service station (see Figure 1).



*Figure 1: Lands being transferred outlined/shaded in turquoise.*

The Township of Puslinch has identified a need for parkland and recreation space in its western area. This transfer will allow the Township to continue to provide recreation opportunities to the community.

“Council is very pleased to see the transfer of the Puslinch Tract move forward. This is a meaningful opportunity to enhance parkland and open space for our residents on the westside of the Township, while continuing to protect the natural features that make this property so special,” says Township of Puslinch Mayor James Seeley. “As we begin updating our Recreation and Parks Master Plan, we look forward to working with

the community to shape how this natural asset can best support recreation, stewardship, and enjoyment for years to come.”

The Puslinch Tract consists of a mixture of naturalized forest plantations, deciduous and coniferous forests, meadows, ponds and several wetlands. The environmental features of the property will continue to be protected under applicable municipal planning policies and by-laws, and provincial legislation, as well as regulated by the GRCA under the Conservation Authorities Act (Ont. Reg 41/24).

“These lands will provide valuable recreation opportunities and park space for the community,” says GRCA Chair John Challinor II. “The GRCA has a long history of partnering with watershed municipalities, and our Board’s approval of this transfer reflects the strong and positive working relationship with the Township of Puslinch to support the needs of its residents.”

The Township is in the process of updating its Recreation and Parks Master Plan, and through this process will engage with interest holders on the future of the Puslinch Tract.

-30-

**Media contacts:**

Serena Catania, GRCA Supervisor of Communications and Marketing  
Phone (519) 621-2763 x 2240 | Email [scatania@grandriver.ca](mailto:scatania@grandriver.ca)

Courtenay Hoytfox, CAO, Township of Puslinch  
Phone 519-763-1226 ext. 227 | Email [admin@puslinch.ca](mailto:admin@puslinch.ca)

April 2, 2026

Dear CAO Hoytfox,

I am pleased to provide an update and clarity on the recent changes to the *Conservation Authorities Act* (CA Act) introduced through *Bill 97, Plan to Protect Ontario Act (Budget Measures), 2026* (Schedule 3 Conservation Authorities Act includes amendments to the CA Act).

Under this legislation, Conservation Halton, Credit Valley, Hamilton, and Niagara Peninsula Conservation Authorities will merge to form the Western Lake Ontario Regional Conservation Authority (WLOORCA). A transition committee will be established within 90 days of approval, including representatives of the predecessor CA and a Project Executive appointed by the Ontario Provincial Conservation Agency (OPCA). A transition plan will be approved by the OPCA, and a copy will be provided to the participating municipalities. A transition date of February 1, 2027, is proposed.

All ongoing planning matters and services (including services offered to municipalities under Memoranda of Understanding (MOUs)) will continue under the new Authority without disruption. The new Authority will assume the rights, obligations, assets and liabilities of the predecessor Authority. Additional details related to governance, watershed councils, and other matters will be finalized through future regulations.

### **Governance**

Participating municipalities are all single- and upper-tier municipalities within the jurisdiction of the new Authority. New Regulations are proposed upon Royal Assent of Bill 97 Schedule 3, including:

- Prescribing a transition date (February 1, 2027, or later)
- Prescribing Board member details appointed to an Authority by the participating municipality
- Criteria for the appointment of a citizen member who is not a member of the council
- Watershed Councils

The formal transfer and consolidation to WLOORCA is scheduled for February 2027 (or updated per new regulations), post municipal elections, and once the new CA Board members have been appointed by the upper-tier and single-tier participating municipalities. Participating municipalities appointing members will need to notify OPCA of the appointments in writing.

## **2027 Budget Process**

No changes are proposed to the 2027 budget process or the Budget Regulation at this time. The Province has asked that all budgets be submitted to municipalities before December 2026. The Minister may issue directions on CA budgetary matters in future.

## **Plan Review Services**

It is business as usual for our plan review services. Accordingly, planning applications should continue to be circulated to Conservation Halton for review. Plan review comments under the Mandatory Programs and Services Regulation (O.R. 686/21), including natural hazards and source water protection, will be unchanged.

We will continue to provide our usual plan review services in a timely manner to support your ability to meet the legislated deadlines under the *Planning Act*.

## **Permits**

It is business as usual for Conservation Halton's permitting services, with the exception of the provisions for Minister's Zoning Orders and Community Infrastructure and Housing Accelerator Orders (CA Act, s. 28.0.1) under Sections 34.1 and 47 of the *Planning Act*. We will collaborate with you on the efficient delivery of such permits as they arise.

## **Updated Fee Schedule**

Conservation Halton's fee schedule for 2026 was approved by the Conservation Halton Board on February 12, 2026, and is available on our website ([conservationhalton.ca/permitting/](https://conservationhalton.ca/permitting/)). The fee schedule meets the requirements of the Minister's List of classes of programs and services for which conservation authorities may charge a fee.

## **Other Services Provided through MOUs/Agreements**

The recent legislative changes do not affect other services provided to municipalities. Conservation Halton will continue to work under arrangements through the signed MOUs and agreements.

We value the strong relationship, collaboration, and support of our municipal partners. We will ensure that you receive timely updates through Conservation Halton as we advance through this process over the next six months. In the meantime, should you have any questions or concerns, please feel free to reach out to me directly or my office (Adriana Birza, Senior Advisor, [abirza@hrca.on.ca](mailto:abirza@hrca.on.ca)).

Sincerely,



Chandra Sharma  
President & Chief Executive Officer  
Conservation Halton

March 17, 2026

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

The Honourable Paul Calandra, Minister of Education  
5<sup>th</sup> Floor  
438 University Avenue  
Toronto, ON M7A 2A5

via email: [premier@ontario.ca](mailto:premier@ontario.ca)  
[minister.edu@ontario.ca](mailto:minister.edu@ontario.ca)

**RE: Request for Provincial Consultation and Transparency Regarding Potential Changes to English Public School Board Governance**

Dear Premier Ford and Minister Calandra,

At their regular scheduled meeting of March 16, 2026, Council of the Municipality of Bluewater received correspondence from Michael Bannerman, Board of Trustees Chair for the Avon Maitland District School Board regarding the potential changes to the English Public School Board Governance and passed the following resolution:

**MOVED:** Councillor Harris **SECONDED:** Councillor Walden  
THAT Council of the Municipality of Bluewater supports the Avon Maitland District School Board in their request to the Government of Ontario to undertake a comprehensive, province-wide consultation process before moving forward with any changes to the governance structure of English public school boards; and

THAT this resolution be circulated to the Honourable Doug Ford, Premier of Ontario, the Honourable Paul Calandra, Minister of Education, MPP Lisa Thompson all Ontario municipalities. **CARRIED.**

Sincerely,



Chandra Alexander  
Acting CAO/Manager of Corporate Services/Clerk

Encl: Letter from Avon Maitland District School Board Trustee Chair

cc: Michael Bannerman, Chair, Board of Trustees  
MPP Lisa Thompson  
All Ontario Municipalities



---

March 2, 2026

The Honourable Doug Ford  
Premier's Office  
Room 281, Main Legislative Building  
Queen's Park  
Toronto, ON M7A 1A5

And

The Honourable Paul Calandra  
Minister of Education, Ministry of Education  
315 Front Street West, 14<sup>th</sup> Floor  
Toronto, ON M7A 0B8

Re: Request for Provincial Consultation and Transparency Regarding Potential Changes to English Public School Board Governance

Dear Premier Doug Ford and Minister Paul Calandra,

On behalf of the Trustees of the Avon Maitland District School Board, I am writing to respectfully request that the Government of Ontario undertake a comprehensive, province-wide consultation process before moving forward with any changes to the governance structure of English public school boards.

Recent public statements indicating that the Ministry is considering eliminating the role of democratically elected English public school trustees have generated significant concern among school boards, families, and communities across the province. Trustees serve as an essential democratic link between local communities and the public education system. Any proposal to fundamentally alter or remove this role would represent a major shift in the governance of education in Ontario and warrants careful study, thoughtful analysis, and open dialogue.

Given the magnitude of this potential change, we respectfully ask the government to clearly demonstrate how it has arrived at its current thinking. Specifically, we request that the Ministry make public the research, evidence, data analysis, policy reviews, stakeholder input, and performance evaluations that have informed its consideration of altering or eliminating the role of elected trustees. Transparency regarding the rationale, objectives, and anticipated outcomes of this proposal is essential to maintaining public trust and ensuring informed dialogue.

The Trustees of the Avon Maitland District School Board believe that decisions of this significance must be supported by transparent research and meaningful engagement with stakeholders. We respectfully request that the government initiate a formal consultation process that includes school boards, parents, educators, students, First Nations representatives, and the broader public. Such a process would help ensure that any future governance model is grounded in evidence and reflects the needs and priorities of Ontario's diverse communities.

As a board serving a large and predominantly rural geographic area, we also wish to emphasize the critical importance of the democratically elected trustee role in ensuring that rural perspectives are represented in education decision-making. Trustees provide an essential local voice for communities whose priorities and challenges may differ significantly from those experienced in larger urban centres. Issues such as student transportation, long travel distances, rural school viability, access to programming, and community connectivity are often best understood by locally elected representatives who live and work in those communities. Preserving avenues for rural representation helps ensure that provincial education policies reflect the realities of students and families across all regions of Ontario.

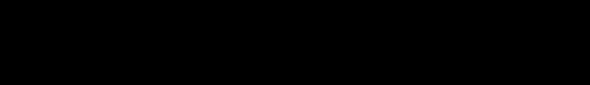
We are also concerned that removing English public school trustees could have unintended consequences for representation and accountability within the system. In many boards, legislated First Nations representation and student trustees play an important role in ensuring diverse voices are heard in decision-making. The loss of elected trustees could impact these mechanisms that currently provide important perspectives at the governance table.

We are aware that the Waterloo District School Board has written to the Ombudsman's Office to request an investigation into the fairness, transparency, and accountability of the process used to implement changes to the school board governance model, and we are in full support of this request.

The Trustees of the Avon Maitland District School Board remain committed to working collaboratively with the Ontario Ministry of Education and the Government of Ontario to support a strong, transparent, and responsive public education system. We believe that transparency, evidence-based decision-making, and meaningful consultation will best serve students, families, and communities across the province.

Thank you for your attention to this matter. We would welcome the opportunity to participate in any consultation process or discussion regarding the future governance of Ontario's public education system.

Sincerely,



Michael Bannerman  
Chair, Board of Trustees  
Avon Maitland District School Board

cc: AMDSB Trustees  
MPP Lisa Thompson  
MPP Matthew Rae  
Local Municipalities  
Local Media Outlets  
Ontario Public School Boards' Association and Member Boards  
AMDSB Parent Involvement Committee  
AMDSB Special Education Advisory Committee  
AMDSB Parent Councils Chairs



Box 608, Little Current, POP 1K0  
705-368-3500

Please see below a Resolution passed by the Council of Northeastern Manitoulin and the Islands.

If your Council supports this motion please share with the appropriate Ministries and Organizations.

Thank You

**Resolution No. 75-03-2026**

Moved by: B. Wood

Seconded by: P. Aelick

**Whereas** the Town of Northeastern Manitoulin and the Islands, like many municipalities, utilizes chip-and-tar surface treatment on a significant portion of its road network; and

**Whereas** the Town has observed a substantial decrease in the length of time these treated roads remain in acceptable condition; and

**Whereas** the quality and durability of the oil used in the surface treatment appears to be a contributing factor; and

**Whereas** the Ministry of the Environment amended its regulations several years ago, permitting only lighter-grade oils for environmental considerations; and

**Whereas** the reduced durability of the lighter-grade product has resulted in more frequent resurfacing cycles and has consequently led to increasing maintenance costs;

**Now therefore be it resolved that** the Town of Northeastern Manitoulin and the Islands respectfully requests that the Ministry of the Environment reconsider its decision regarding the lighter grade of oil, taking into account the increased number of applications required, as well as the associated additional time, energy, and financial burden placed on municipalities or develops a better alternative oil.

And Further that this motion be forwarded to the Ministry of Environment, AMO, Good Roads, FONOM, MPP Bill Rosenberg, and all other municipalities.

Carried

March 13, 2026

Hon. David Piccini  
Ministry of Labour, Immigration, Training and Skills Development  
14<sup>th</sup> Floor, 400 University Ave  
Toronto ON M7A 1T7

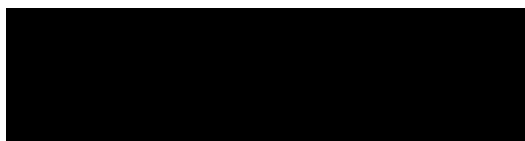
**Re: Request for Provincial Legislation Amendments, Health and Safety Concerns**

Dear Minister Piccini,

At its meeting of Council on March 11, 2026, the Council of the Township of Oro-Medonte received correspondence from Association of Ontario Road Supervisors (AORS) regarding the above-mentioned request for support.

The Township of Oro-Medonte fully supports AORS in their request, as our staff have, on numerous occasions, been subjected to abusive and aggressive behaviour from members of the public. We respectfully request your support in advancing measures that will strengthen protections for municipal workers and contractors. With provincial partnership, municipalities can better safeguard the individuals who work tirelessly to maintain critical services and keep our communities functioning safely.

Sincerely,



Mayor Randy Greenlaw

Cc: Premier Doug Ford  
Hon. Michael Kerzner, Solicitor General of Ontario  
Hon. Jill Dunlop, Minister of Emergency Preparedness and Response  
Hon. Rob Flack, Minister of Municipal Affairs and Housing

Hon. Prabmeet Sakaria, Minister of Transportation  
Hon. Todd McCarthy, Acting Minister of Infrastructure  
Doug Downey, MPP Barrie – Springwater - Oro-Medonte  
Association of Municipalities of Ontario (AMO)  
Association of Ontario Roads Supervisors (AORS)  
Ontario Municipalities  
Members of Oro-Medonte Council



Minister of Labour, Immigration, Training and Skills Development David Piccini  
14<sup>th</sup> Floor, 400 University Avenue  
Toronto, ON M7A 1T7

February 5, 2026

Dear Minister Piccini,

On behalf of Ontario's municipal public works professionals, we are writing to raise an urgent health and safety concern that is increasingly placing municipal workers and subcontractors at risk while they maintain the critical infrastructure our communities rely on every day.

While the Occupational Health and Safety Act establishes important protections against workplace hazards, it does not adequately address a growing and very real threat: unsafe working conditions created by interference, harassment, and dangerous actions from members of the public.

Through consultations with AORS members across the province, we are hearing consistent and deeply troubling examples of escalating behaviour directed at municipal workers - particularly winter maintenance operators. These are not isolated incidents, but a pattern that is becoming increasingly normalized during significant weather events. Examples reported to AORS include:

- An individual throwing a large chunk of ice at an active piece of municipal equipment while it was operating.
- A resident threatening to kill a sidewalk plow operator.
- A man climbing onto a snow plow and refusing to get off until the operator agreed to plow his road next.
- Two municipal staff members being confronted, accosted, and aggressively yelled at in public - one at a gas station and another while simply standing in line for coffee - by individuals angry about road conditions that were not even under that municipality's jurisdiction, as well as a mailbox that had been struck.
- A voicemail left by a resident threatening to shoot a municipal plow driver with a shotgun the next time the street was plowed.
- A resident angry about snow at the end of their driveway jumping in front of an active plow and refusing to move. The plow was delayed for over an hour during a major snow event, placing service levels and the municipality's overall emergency response at risk. The situation was only resolved once supervisors and by-law officers arrived on scene.

These incidents represent only a small sample of what municipal plow drivers and winter maintenance crews are experiencing across Ontario. What was once limited to disgruntled complaints has escalated into direct threats, physical interference, and dangerous confrontations that place workers, subcontractors, and the public at risk. This issue is becoming a systematic threat to municipal service delivery and is only amplified during significant weather events.

Municipal workers and their contracted partners are responsible for maintaining roads, bridges, sidewalks, and other essential services - often in extreme weather and high-risk environments. When these workers are threatened or obstructed, it becomes not only a workplace safety issue, but a broader public safety concern. In some cases, conditions have become so unsafe that

municipal staff and subcontractors have walked off job sites, jeopardizing timely service delivery during critical events.

We respectfully ask the Province to consider the following changes:

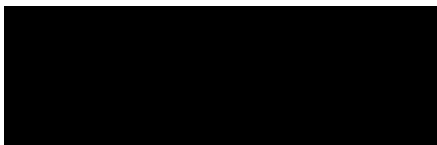
- Under the Emergency Management and Civil Protection Act, when a municipality declares a Significant Weather Event, municipal winter maintenance vehicles and operators - including subcontractors working on behalf of municipalities - should be afforded enhanced protection, with interference or obstruction treated with the same severity as interference with police, fire, or paramedic services.
- Establish clear public-safety interference provisions, similar in intent to Ontario's Slow Down, Move Over legislation, that recognize the essential role of municipal roadside workers.
- Consider adopting provisions similar to Manitoba's recently passed Bill 38, an amendment to their Highway Traffic Act effective January 1, 2026, which requires motorists to maintain a minimum distance of 30 metres behind snowplows where speed limits are 80 km/h or lower, and 100 metres where speed limits exceed 80 km/h.

These changes would provide clarity, deterrence, and enforceability—sending a strong message that interference with municipal workers performing essential services will not be tolerated. Just as Ontario protects first responders from obstruction during emergencies, we must extend similar protections to the public works professionals who keep our communities safe, connected, and functioning.

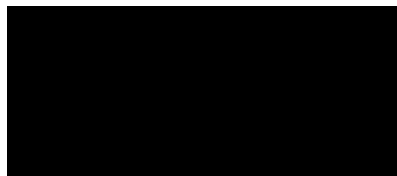
AORS would welcome the opportunity to meet with you and your staff to discuss these concerns further and to collaborate on legislative solutions that better protect municipal workers and subcontractors while strengthening public safety across the province.

Thank you for your consideration of this critical issue.

Sincerely,



Karla Musso-Garcia, CRS-I  
President, Association of Ontario Road Supervisors  
Operations Manager, Township of Oro-Medonte



Kelly Elliott  
Interim Executive Director  
Association of Ontario Road Supervisors

Cc (via e-mail)

Premier Doug Ford

Minister of Emergency Preparedness and Response Jill Dunlop

Minister of Municipal Affairs and Housing Rob Flack

Minister of Transportation Prabmeet Sarkaria

Acting Minister of Infrastructure Todd McCarthy

Scott Butler, Good Roads Executive Director

Walid Abou-Hamde, Ontario Road Builders' Association Chief Executive Officer



Solicitor General of Ontario Michael Kerzner  
George Drew Building, 25 Grosvenor Street  
Toronto, ON M7A 1Y6

February 5, 2026

Dear Solicitor General Kerzner,

On behalf of Ontario's municipal public works professionals, we are writing to raise serious concerns regarding the safety of municipal workers and subcontractors who are increasingly facing harassment, threats, and dangerous interference from members of the public while delivering essential municipal services - particularly during winter maintenance and emergency operations.

Across Ontario, municipal public works teams are responsible for maintaining critical infrastructure that residents depend on every day, including roads, sidewalks, bridges, and drainage systems. During significant weather events, these workers are frontline responders, ensuring emergency vehicles can travel safely and that communities remain connected and accessible. However, the behaviour directed at them has escalated well beyond routine complaints and has become a direct threat to both worker safety and public safety.

Through consultations with AORS members province-wide, we continue to receive troubling reports that illustrate the seriousness of this issue. These include:

- An individual throwing a large chunk of ice at an active piece of municipal equipment while it was operating.
- A resident threatening to kill a sidewalk plow operator.
- A man climbing onto a snowplow and refusing to get off until the driver agreed to plow his road next.
- Two staff members confronted and aggressively accosted in public - one at a gas station and another while simply waiting in line for coffee - by individuals angry about road conditions and a mailbox strike that were not even related to that municipality.
- A voicemail threatening to shoot a plow driver with a shotgun the next time the street was plowed.
- A resident jumping in front of an active plow during a major snow event and refusing to move, delaying operations for over an hour and jeopardizing service levels and overall emergency response.

These examples represent only a small sample of the experiences municipal plow drivers and winter maintenance crews are facing across the province. What was once occasional frustration has escalated into intimidation, threats of violence, and direct interference with equipment and operations.

Equally concerning is that municipalities do not always receive consistent enforcement support when these incidents occur. We have heard directly from members who contacted the Ontario Provincial Police for assistance and were advised that, unless a physical assault had already taken place, the situation was "not a police matter." Waiting until a worker has been physically harmed before intervention is neither preventative nor acceptable.

This gap leaves municipalities and workers vulnerable and sends an unintended message that threatening or obstructive behaviour toward municipal staff carries little consequence. It also places supervisors and by-law officers in situations that may exceed their authority or capacity to manage safely.

We believe a proactive and coordinated response is needed. Municipal workers and their subcontractors should not have to choose between their personal safety and providing critical services during storms and emergencies.

We respectfully ask that the Province of Ontario and the Ontario Provincial Police take a clear and strong stance that interference, threats, and harassment directed at municipal public works staff will not be tolerated. Specifically, we would welcome:

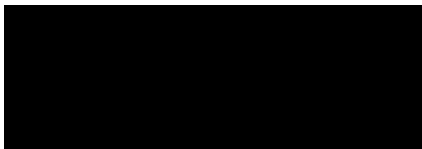
- Clear direction and guidance to police services, including the OPP, that threats, intimidation, and obstruction of municipal workers performing essential duties warrant timely enforcement and support.
- Recognition that interference with winter maintenance and emergency public works operations presents a broader public safety risk, not merely a municipal operational issue.
- Enhanced coordination between municipalities and local police services during significant weather events and emergency responses to ensure worker safety and continuity of service.
- Consideration of legislative or policy tools that provide stronger deterrence and consequences for those who threaten or obstruct municipal staff and contractors.

Municipal public works professionals are essential workers. They keep roads open for ambulances, fire trucks, school buses, and the travelling public. Their safety should be treated with the same seriousness as that of other frontline responders.

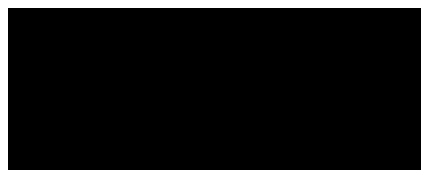
AORS would welcome the opportunity to meet with you and your staff to discuss these concerns and explore practical steps to ensure consistent enforcement support and stronger protections for municipal workers across Ontario.

Thank you for your attention to this important matter and for your continued leadership in public safety.

Sincerely,



Karla Musso-Garcia, CRS-I  
President, Association of Ontario Road Supervisors  
Operations Manager, Township of Oro-Medonte



Kelly Elliott  
Interim Executive Director  
Association of Ontario Road Supervisors

Cc (via e-mail)  
Premier Doug Ford



4800 SOUTH SERVICE RD.,  
BEAMSVILLE, ON L3J 1L3

905-563-2799

March 25, 2026

SENT VIA EMAIL: [graham.mcgregor@pc.ola.org](mailto:graham.mcgregor@pc.ola.org)

Hon. Graham McGregor  
Minister of Citizenship and Multiculturalism  
10215 Kennedy Rd. N  
Brampton, ON L6Z 0C5

**RE: Town of Lincoln Resolution – Request to the Province of Ontario to Extend the Deadline for Notices of Intention to Designate Listed Heritage Properties**

Please be advised that Council of the Corporation of the Town of Lincoln at its Committee of the Whole Meeting held on March 23, 2026, passed the following resolution:

Resolution Number: PED-2026-22  
Moved by: Councillor Lynn Timmers

**WHEREAS** amendments to the Ontario Heritage Act under the More Homes Built Faster Act, 2022 introduced timelines requiring municipalities to issue Notices of Intention to Designate for properties listed on municipal heritage registers as of December 31, 2022, originally requiring action by January 1, 2025; and

**WHEREAS** the Province subsequently amended the legislation through the Homeowner Protection Act, 2024 to extend the deadline to January 1, 2027 in response to concerns raised by municipalities and heritage stakeholders; and

**WHEREAS** municipalities require sufficient time and resources to undertake research, documentation, consultation, and evaluation to determine whether listed properties warrant designation under the Ontario Heritage Act; and

**WHEREAS** the removal of listed properties from municipal heritage registers if the prescribed timelines are not met may place cultural heritage resources at increased risk of demolition or irreversible alteration before municipalities have the opportunity to properly evaluate their cultural heritage value or interest; and

**WHEREAS** many municipalities, including the Town of Lincoln, do not have dedicated heritage planning staff and must rely on volunteer Heritage Advisory Committee members or external heritage consultants to undertake property evaluations, which can result in additional financial and administrative pressures; and

**WHEREAS** municipalities across Ontario are facing significant workloads associated with evaluating listed properties; and

**WHEREAS** the Town of Lincoln Heritage Advisory Committee, at its meeting of March 12, 2026, recommended that Council advocate to the Province of Ontario for a further extension to the current deadline;

**NOW THEREFORE BE IT RESOLVED THAT:**

1. The Council of the Town of Lincoln endorse the recommendation of its Heritage Advisory Committee and respectfully request that the Province of Ontario further amend the Ontario Heritage Act to extend the January 1, 2027 deadline for issuing Notices of Intention to Designate for properties listed on municipal heritage registers as of December 31, 2022; and
2. The Province consider extending the deadline to January 1, 2030, or another reasonable timeframe that would provide municipalities with adequate time to complete heritage evaluations and make informed designation decisions; and
3. This resolution be circulated to the Minister of Citizenship and Multiculturalism, the Minister of Municipal Affairs and Housing, the local Member of Provincial Parliament, the Association of Municipalities of Ontario, the Ontario Municipal Heritage Committee Association, and all Ontario municipalities for their information and consideration.

**CARRIED**

If you require any additional information, please do not hesitate to contact the undersigned.

Regards,

  
Julie Kirkelos  
Town Clerk

[jkirkelos@lincoln.ca](mailto:jkirkelos@lincoln.ca)

JK/dp

- c.c. Minister of Municipal Affairs and Housing
- Niagara West Member of Provincial Parliament
- Association of Municipalities of Ontario (AMO)
- Community Heritage Ontario
- All Ontario Municipalities
- Manager of Planning and Development
- Chair of the Heritage Advisory Committee



COUNTY OF WELLINGTON

74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

March 27, 2026

The Honourable Todd McCarthy  
Minister of the Environment, Conservation and Parks  
777 Bay Street, 5th Floor  
Toronto, Ontario M7A 2J3  
[minister.mecp@ontario.ca](mailto:minister.mecp@ontario.ca)

**RE: Wellington County's Preferences and Requests Related to Future Recycling Services**

Dear Minister McCarthy,

On behalf of Wellington County residents and Council, I am writing to you to state the preferences of Council related to recycling services. The County shared the Ministry's stated goal of seeing a seamless transition to the producer responsibility system throughout the transition period. In keeping with the spirit of this philosophy, the County wishes to see the producer-led system be convenient, intuitive and functional for County of Wellington (the County) residents.

County Council respectfully is providing the following requests to help meet this goal as producers work with their local contractors to plan and implement the system that residents will be using in the months and years to come.

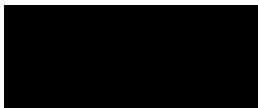
- **Cart-based collection system** – The County received correspondence advising that residents will receive one or more recycling carts in 2027. This is desirable, as this change would be consistent with the County's preliminary plans to move all its waste streams to a cart-based collection system
- **Single stream recycling** – With the understanding that County residents will have their recyclables collected via an automated cart collection system, County Council feels it is very important that residents are able to set-out their materials in one cart, in a single stream. This convenient system requires only one cart, is easy for residents to use and understand (especially with all the new additions to the Blue Box Programme) and is in keeping with many surrounding communities which also use a single stream approach
- **One cart per household** – There has been speculation that if a two-stream recycling system is implemented in Wellington County, then each household could receive two carts for recycling. This outcome would be problematic from a practicality and storage perspective, especially when considering that the County has preliminary plans to provide residents with a waste and organics cart in the near future. Asking residents to find storage space for four carts would be impractical for many households. County

Council expresses a strong preference that only one recycling cart is distributed for each household

- **Choice in size of recycling carts** – The County is aware that other communities receiving cart-based recycling collection are offered a choice in size of recycling carts. County Council feels strongly that this is important to meet the needs of our diverse residents
- **Recycling collection staggered with garbage collection** – In Wellington County garbage is collected every second week. It has been speculated that this will also be the collection frequency for recycling in the near future. County Council would like to request that if this is the case, that recycling collection be staggered with garbage collection where possible. Set-out requirements for carts in an automated cart collection system are that they are placed one metre apart. Setting out three or four carts on the same day would result in a large area of driveways and/or of lot frontage being utilized for collection purposes
- **Industrial, commercial and institutional (IC&I) collection opportunities** – In many municipalities, as with in the County, the small organizations within the IC&I sector were able to utilize curbside collection services for many years. The removal of collection services with the implementation of producer responsibility meant that municipal Councils were faced with the options of providing a boutique service, separated from the economies of scale of the curbside collection contracts which municipalities hold, or seeing their small IC&I organizations have recycling services withdrawn. Providing a replacement service is costly, inefficient and impractical. Requiring producers to allow IC&I organizations to recycle at roadside with appropriate volume limits will help Ontario meet its waste diversion goals, will be a fairer system, as producers should be required to pay for recycling every unit marketed into the province, not only those units consumed inside a household, and will fill the gap that was created when the producer-led system came into effect and recycling services were abruptly withdrawn. County Council feels strongly that this situation needs to be corrected

On behalf of Wellington County Council, I urge you to consider our requests and preferences related to the recycling system that will be implemented in Wellington County. As you are well aware, recycling collection is an important and valued service to millions of Ontarians. Any steps that can be made to make the service experience more convenient, intuitive and easy to manage within the household, will be appreciated by our residents and will give them positive experiences with the producer-led system.

Sincerely, and with thanks,



Chris White  
Warden of the County of Wellington  
[chrisw@wellington.ca](mailto:chrisw@wellington.ca)

CC:

The Honourable Rob Flack  
Minister, Ministry of Municipal Affairs and Housing  
[minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)

Martha Greenberg  
Deputy Minister, Ministry of Municipal Affairs and Housing  
[martha.greenberg@ontario.ca](mailto:martha.greenberg@ontario.ca)

Sarah Harrison  
Deputy Minister of Environment, Conservation and Parks  
[Sarah.Harrison@ontario.ca](mailto:Sarah.Harrison@ontario.ca)

Allen Langon  
Chief Executive Officer, Circular Materials  
[alangdon@circularmaterials.ca](mailto:alangdon@circularmaterials.ca)

Noah Gitterman  
Chief Executive Officer, Resource Productivity & Recovery Authority  
[ngitterman@rpra.ca](mailto:ngitterman@rpra.ca)



**Wellington County O.P.P.  
Detachment Board Report**

**February 2026**

Detachment Commander:  
Inspector Karen Medeiros

# From the Detachment Commander

As we approach spring and look ahead to a forecast of warmer temperatures, this is a good time to remind everyone of the risks that come with fast-flowing waterways. Snowmelt, thawing ice and rainfall can quickly increase water levels and create unstable shorelines, posing as a danger to all, especially pets and children. Use caution and keep a safe distance from waterways this season.

With warmer temperatures, we can also expect to see a change in the landscape of the Ontario snowmobile trail network. If you are headed out for a ride, be sure to check trail status before you go and only ride on trails that are open and safe.

March is Fraud Prevention Month, a reminder of the importance of staying vigilant against scams. Fraudsters are constantly finding new ways to trick individuals into sharing personal information, sending money or granting access to accounts. Staying informed is the best way to protect yourself. To learn more about how you can protect yourself from fraud, visit:  
<https://antifraudcentre-centreantifraude.ca/index-eng.htm>

If you are the recipient of a fraudulent call, text, or email, or if you believe you have been a victim of fraud, you are not alone. You are encouraged to report the incident to the Canadian Anti-Fraud Centre by calling 1-888-495-8501 or contact the Wellington County OPP at 1-888-310-1122.



Inspector Karen Medeiros  
519-846-5930

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## Crime

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### Crime Unit

Supervisor: Detective Sergeant Mezie Huggins

During the month of February, a Crime Unit member was sent on Human trafficking training to better assist victims within the community. Members also attended annual training to update their skills with the latest investigative techniques.

The Crime Unit continues to work on the historical death investigations from 2005, 2020 and the Hanlon death from May 2025.

### Community Street Crime Unit

Supervisor: Detective Sergeant Jeff Dudley

In February, the Community Street Crime Unit (CSCU) welcomed a new team member on temporary assignment. This member has joined the OPP from another service and has a great deal of experience with investigations. We look forward to working with this member.

The Wellington County CSCU continues to support the Major Crime Unit, frontline officers and neighboring detachments whenever possible.

The Wellington County CSCU remains focused on addressing local crime trends, the ongoing opioid crisis, and individuals involved in property-related offences. Members continue to pursue training opportunities as time permits and have developed local training and mentoring initiatives for frontline officers to enhance officer safety and strengthen awareness of current drug and property crime trends in the area.



## Traffic

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### Traffic Management Unit

Supervisor: Sgt Kevin Driscoll

The focus of the Traffic Management Unit (TMU) continues to be proactive enforcement, road safety education, and collaborative initiatives with community and policing partners.

These enforcement efforts reflect the continued commitment to reducing high-risk driving behaviors and enhancing roadway safety across Wellington County.

Members continue to conduct RIDE (Reduce Impaired Driving Everywhere) events during the reporting period.

Wellington County TMU members have been patrolling the vast number of Ontario Federation of Snowmobile Clubs (OFSC) trails within Wellington County. TMU members continue to partner with the Regional Traffic Unit and the Ministry of Natural Resources (MNR) to conduct patrols on the OFSC trail network within Wellington County.

There were no Black Cat deployments during this reporting period due to poor weather conditions.

No data was provided by the County for the month of February.

The current enhanced enforcement locations continue to be reviewed.



## Community Response

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### Community Response Unit

Supervisor: Sergeant Adam McGough

### Offender Management & Apprehension Program (OMAP)

Detective Constable Mullan and Detective Constable Phillips attended the OMAP coordinators onboarding/training sessions.

DC Mullan and DC Phillips have been working diligently with neighboring police services and detachments to ensure that offenders released into their jurisdictions are appropriately supervised and monitored.

OMAP members are actively pursuing the necessary approvals to return offenders who have absconded to other provinces, but their locations are known. This process can be complex and time-consuming, requiring coordination among multiple agencies.

### Community Engagement

The Community Response Unit (CRU) has been collaborating with various community partners to prepare for the many upcoming large-scale events planned for Spring and Summer within Wellington County.

CRU welcomes Provincial Constable Hoelscher, who will be a valuable addition to the team, as he works alongside community partners for upcoming events.

Sgt. McGough and Carly McKeown attended a high school job fair to promote the OPP. The event showcased the OPP, and the booth drew significant interest from students throughout the day.

The Wellington OPP continues to deliver fraud prevention presentations to local organizations and community groups, which have been very well received. These presentations will continue through March in support of Fraud Prevention Month.

In February, Wellington OPP announced the Youth in Policing Initiative (YIPI), which will provide two youth the opportunity to work alongside the Wellington OPP throughout the Summer. The successful applicants will gain exposure to various aspects of policing while developing practical skills and community awareness.

Further, in February, Community Engagement Officers distributed 63 media releases and social media posts to keep the public and media partners informed of notable incidents and community safety matters.

# January Events, Local Communication & Education

Ontario Provincial Police - West Region is in Mount Forest.  
Published by Derek Rogers · 5m ·

**#WellingtonOPP** - Following a proactive traffic stop in Mount Forest over the weekend, a member of the Wellington OPP Traffic Management Unit charged a 71-year-old Palmerston driver with:

- Possession of a schedule I substance for the purpose of trafficking (methamphetamine)
- Driving while under suspension
- Operating a motor vehicle without insurance.

Suspected methamphetamine, cash and indicia related to drug trafficking has been seized.

Well done to the Traffic Management Unit for [#keepingourcommunitiessafe!](#)

Anyone with information related to drug activity in the community is encouraged to contact the OPP at 1-888-310-1122 or contact @CSGWTips at 1-800-222-8477 to remain anonymous.

County of Wellington ^cm



Ontario Provincial Police - West Region is in Rockwood.  
Published by Derek Rogers · February 6 at 7:57 AM ·

**#FraudFriday** – Vehicle sale scam alert!

**#WellingtonOPP** is investigating a fraud attempt after a Rockwood resident reported their vehicle was intentionally tampered with after listing it for sale online. During a test drive with four potential buyers, the vehicle suddenly began to malfunction. The buyers then attempted to negotiate a price \$12,000 below the original asking price. A mechanic later confirmed the damage was deliberate.

Police are urging residents to stay vigilant when selling vehicles privately. Fraudsters may attend a seller's address in advance or create distractions to tamper with a vehicle, then pressure the seller into accepting a significantly reduced price when problems appear. It is recommended that you never provide your address or personal details online to someone you don't know and always meet in a local, public and safe place to complete an exchange.

Anyone with relevant information, or who may have experienced a similar incident, is encouraged to contact the Wellington OPP at 1-888-310-1122 or contact [Crime Stoppers Guelph Wellington](#) at 1-800-222-8744 to remain anonymous.

If you are a victim of fraud, you are not alone. You are encouraged to report the incident to the [Canadian Anti-Fraud Centre](#) by calling 1-888-495-8501 or visit <https://antifraudcentre-centreantifraude.ca/index-eng.htm>

County of Wellington ^cm



The #WellingtonOPP has been out on the trails this week, focusing on rider education and enforcement as part of Ontario Snowmobile Safety Week.

Our members will remain active on the trails all week and throughout the season as we support safe snowmobiling!

The Ontario Federation of Snowmobile Clubs - OFSC  
Fergus Elora Belwood SC  
Lake Conestoga Snowmobilers  
Mount Forest Drifters Snowmobile Club  
County of Wellington ^cm



#FraudFriday – As Valentine's Day nears, #WellingtonOPP is reminding everyone to stay vigilant after a Fergus resident recently lost \$70,000 in a romance scam.

The victim met the scammer on an international dating site in 2024 and has since sent the scammer a significant amount of money. After realizing the relationship was fraudulent, the incident was reported to police.

What is a romance scam?

A romance scam is a type of online fraud where individuals use fake identities and build romantic relationships with victims through online platforms. Once a connection is established, the scammer often exploits the victim's emotions to manipulate them into sending money, gifts or providing personal information.

Common elements of a romance scam include:

- Scammers often build fake online identities, using attractive photos and compelling personal stories to appear genuine.
- Scammers often invent fictitious emergencies that require financial assistance.
- Scammers will be reluctant to meet in person, always coming up with an excuse.
- Scammers will usually push for the relationship to progress unusually fast.

How to protect yourself:

- Never send money, personal information or financial details to a stranger online.
- Trust your instincts. If something seems off, it likely is.
- Make sure you only use legitimate and reputable dating websites.
- Beware of anyone offering to "coach" you on Cryptocurrency or other investment schemes.

If you are a victim of fraud, you are not alone. You are encouraged to report the incident to the Canadian Anti-Fraud Centre by calling 1-888-495-8501 or visit <https://antifraudcentre-centreantifraude.ca/index-eng.htm>

Or contact the OPP at 1-888-310-1122.

FRAUD: RECOGNIZE IT. REPORT IT. STOP IT.

County of Wellington ^cm





Ontario Provincial Police - West Region is in Fergus.

Published by Derek Rogers · 13m · 🌐

#WellingtonOPP - A big thank you goes out to Grand River Public School & the Knights of Columbus for the wonderful Valentines! And to make the day even sweeter, we were treated to a visit from a very good boy, Ranger!

^cm



Ontario Provincial Police - West Region

Published by Derek Rogers · 6m · 🌐

ATTENTION STUDENTS!

#WellingtonOPP is excited to announce that recruitment for the 2026 Youth in Policing Initiative (YIPI) is officially underway.

Are you between 15-18 years old, live in Wellington County, and want a paid summer job that builds leadership skills, hands on experience, and meaningful community connections? This opportunity is for you!

See the attached for more information.

Application deadline: April 6, 2026.

County of Wellington ^cm

**Wellington County OPP**  
**Youth in Policing Initiative**

**ATTENTION STUDENTS!**

**We're hiring for the summer!**  
**Apply today for the Youth in Policing Initiative (YIPI)**

The 2026 YIPI program will run for eight weeks throughout July and August, with participants working 25 hours per week. Successful applicants will be assigned to the Fergus or Teviotdale OPP detachment. This paid position is designed to introduce youth to various aspects of policing while encouraging teamwork, responsibility, and community engagement.

**Qualifications:**

- Age 15-18
- Eligible to work in Canada
- Currently enrolled in secondary school
- Successfully complete background clearance
- Be a resident of Wellington County

**Apply today:**

- Applicants must submit:
  - Resume
  - A short essay (1,000 words max.) describing why they would benefit from the program and what strengths, skills or perspectives they would bring to the role

**Applications must be emailed to 13328@opp.ca by April 6, 2026.**





Ontario Provincial Police - West Region is in Rockwood.

Published by Derek Rogers · Just now ·

#WellingtonOPP - On January 22, 2026, at approximately 6:45 a.m., Wellington OPP, alongside local paramedic and fire services, responded to the report of a two-vehicle collision on Wellington Road 44, outside of Rockwood. Two people were transported to hospital with minor injuries.

A 20-year-old from Kitchener is charged with careless driving and faces a \$490 fine and 6 demerit points.

The Wellington OPP would like to take this opportunity to remind drivers to slow down and drive according to weather conditions!

County of Wellington ^cm



Ontario Provincial Police - West Region is in Elora.

Published by Derek Rogers · 30m ·

#WellingtonOPP is excited to participate in Senior Safety Day on Wednesday, April 8, 2026, from 10:00 a.m. to 3:00 p.m. at the Jefferson Elora Community Centre!

This free event includes lunch and features informative presentations from:

- Centre Wellington Fire Rescue
- Guelph-Wellington Community Paramedicine
- Crime Stoppers Guelph Wellington
- Victim Services Wellington
- VON SMART Program

If you are a senior or know a senior who would benefit from this valuable and engaging day, simply scan the attached QR code or contact Centre Wellington Fire Rescue to register.

We hope to see you there!

Township of Centre Wellington

County of Wellington

Centre Wellington Fire Rescue ^cm

**CENTRE WELLINGTON FIRE RESCUE**

**SENIOR SAFETY DAY**

**FREE ENTRY**

10:00 AM: Sign-in  
 10:30 AM: Opening Remarks  
 10:45 AM: OSP Presentation  
 11:35 AM: G.W. Community Paramedicine Presentation  
 12:30 PM: Lunch  
 1:00 PM: Crime Stoppers/Victim Services Presentation  
 1:45 PM: VON Presentation  
 2:30 PM: CW Fire Rescue Presentation  
 3:00 PM: Closing Remarks

Only 75 seats available!  
 Scan the QR Code to Book or Contact Us!

**Crime Stoppers/Victim Services**  
 Crime Stoppers Guelph Wellington (CSGW) and Victim Services Wellington team up to help remove stigma around scams with Fraud Talk. This presentation covers the most common scams, some emerging trends, as well as giving you the tools to help identify fraud. The message is to share your experience with these scams to help protect others. Information provided is sourced from Canadian Anti-Fraud Centre as well as lived experience from victims who have shared. The goal is to create a safe space for conversation around scams, because victims are not "stupid".

**OSP**  
 The Auxiliary Unit will deliver an excellent presentation on the SafeGuard Program. This crime-prevention initiative provides practical tips and strategies to help individuals better protect or "safeguard" their homes and properties from becoming targets of crime.

**VON**  
 VON SMART Exercise & Falls Prevention Education Session  
 Centre Wellington Fire Rescue will give a presentation on fire safety messaging and tips to make your home safe from fire and other hazardous events.

**Centre Wellington Fire Rescue**  
 Centre Wellington Fire Rescue will give a presentation on fire safety messaging and tips to make your home safe from fire and other hazardous events.

**Guelph-Wellington Community Paramedicine**

## IMPACT (Integrated Mobile Police and Crisis Team)



### Auxiliary Unit

Unit Commander: Auxiliary Staff Sergeant J. SWAN  
Liaison: Provincial Constable Stephen GILFILLAN

The Auxiliary Unit continues to support Regular Force members on patrols. In February, several members assisted the Highway Safety Division by attending the Canadian International Auto Show in Toronto. February training was moved online due to inclement weather and consisted of a review of notebook procedures.

In February, one member was successfully promoted to the role of Auxiliary Sergeant, while another member departed after accepting a uniform position with the Wellington County OPP.

### Safe Communities Wellington County

Throughout February, Safe Communities Wellington County continued promoting the Take 10 Wellbeing Campaign, encouraging residents to take 10 intentional minutes each day to support injury prevention across our priority areas and overall well-being. Messaging focused on practical, accessible actions that individuals and families can incorporate into daily routines.

Falls Prevention (Active Living Show Lead-Up) - In advance of the Active Living Show in Fergus, February communications highlighted falls prevention strategies, particularly for older adults.

Planning has already begun for March's poisoning prevention campaign, with focus areas including; Cannabis safety education, Safe medication storage for older adults, Prevention of accidental ingestion and overall poison prevention.

We also discussed and are moving forward with Suicide Data from the Chief Coroner of Ontario, which identified the David Street West Bridge in Elora as ranking #5 in Ontario for suicide frequency.

The data will also inform potential planning for Men's Mental Health, including awareness messaging and preventative engagement strategies for our Mental Wellness Action Group.

### Crime Stoppers Guelph Wellington

Crime Stoppers Guelph Wellington (CSGW) has been busy planning for 2026.

---

There have been conversations around auto theft in partnership with a corporate partner. Fundraising was a focus for Board members with a sub committee struck to focus on this important function of the program.

In preparation for March - Fraud Awareness Month, CSGW will be relaunching Fraud Talk in partnership with Victim Services Wellington. Thanks to funding from 100 Women Who Care Rural Wellington, Fraud Talk will have a radio advertising campaign, as well as swag and promotional materials to support the fraud prevention message.

CSGW has been busy with requests for presentations. Fraud Talk was featured at Active Living & Retirement Show on Feb. 27<sup>th</sup> in Centre Wellington. This was the third time featuring this crime prevention message at the show. Additionally, dates have been booked for 5 Tips, 5 Ideas, 5 Signs presentations (Human Trafficking & Cyber Safety awareness) at schools in Alma and Ponsonby, with interest from Puslinch.

The Program Coordinator will attend the Silos to Solutions Human Trafficking Conference March 25<sup>th</sup>, hosted by Guelph Police Service, Guelph Wellington Women in Crisis and Victim Services Wellington.

CSGW continues to be active on social media and encourages you to follow their accounts on Facebook, X/Twitter, Instagram, YouTube and LinkedIn.



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## Court Services Bureau

### Wellington County Court Services Bureau Highlights:

- Ongoing member training with the rollout of a new fingerprint Identification system (Livescan) machine at each detachment.
- Meeting with the Provincial Offences Prosecutions office took place with respect to the Dog Owner Liability Act. Discussions included preparing court orders for prohibitions, destruction orders, and other control measures for dog owners.
- Ongoing training for court staff members to complete workflow that aligns with a new disclosure protocol agreement with the Crown Attorney.



# Personnel & Acknowledgements



This February, the Wellington Wild Hockey Team competed again at the International Police Hockey Tournament in Peel Region. The tournament featured 120 teams of men and women. The Wellington Wild won their division!



**In an emergency DIAL 911**

You can also call  
**1 888 310 1122**  
1 888 310 1133 (TTY)  
Anywhere in Ontario, 24-hour toll free

**Non-emergency calls**

Please call  
**1 888 310 1122**  
1 888 310 1133 (TTY)  
Anywhere in Ontario, 24-hour toll free

**County of Wellington OPP  
Detachments**

**Centre Wellington Operations Centre**

371 Charles Allan Way,  
Fergus, ON N1M 2W3  
Non-Emergency 519-846-5930  
Fax 519-846-5460

**South Wellington Operations Centre**

5145 Wellington Road 27,  
Rockwood, ON N0B 2K0  
Non-Emergency 519-856-1506  
Fax 519-846-2327

**North Wellington Operations Centre**

6725 Wellington Road 109,  
Palmerston, ON N0G 2P0  
Non-Emergency 519-343-5770  
Fax 519-343-5780

**OPP General Headquarters**

**Ontario Provincial Police**  
General Headquarters  
Lincoln M. Alexander Building  
777 Memorial Avenue  
Orillia, ON  
L3V 7V3

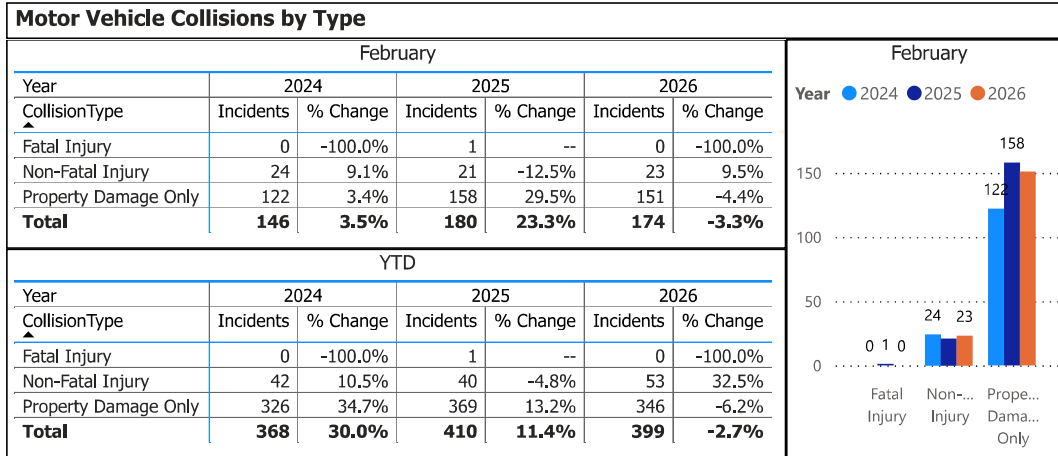
General inquiries: 705 329-6111  
8:00 am to 4:00 pm, Monday to Friday

-  [www.opp.ca](http://www.opp.ca)
-  [Report a Crime Online](#)
-  [News releases](#)
-  [Upcoming events](#)
-  [Social media](#)



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**OPP Detachment Board Report  
Collision Reporting System  
February 2026**



Data source (Collision Reporting System) date:  
09-Mar-2026

Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)  
Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL  
Data source date:  
09-Mar-2026

Report Generated on:  
09-Mar-2026 8:53:58 AM

### OPP Detachment Board Report Collision Reporting System February 2026

Fatalities in Detachment Area - Incidents									
February									
Type	Motor Vehicle			Motorized Snow Vehicle			Off-Road Vehicle		
Year	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change
2024	0	0	-100.0%	0	0	--	0	0	--
2025	0	1	--	0	0	--	0	0	--
2026	0	0	-100.0%	0	0	--	0	0	--

YTD									
Type	Motor Vehicle			Motorized Snow Vehicle			Off-Road Vehicle		
Year	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change	Alcohol/Drugs	Incidents	% Change
2024	0	0	-100.0%	0	0	--	0	0	--
2025	0	1	--	0	0	--	0	0	--
2026	0	0	-100.0%	0	0	--	0	0	--

Fatalities in Detachment Area - Persons Killed							
February							
Type	Motor Vehicle		Motorized Snow Vehicle		Off-Road Vehicle		
Year	Persons Killed	% Change	Persons Killed	% Change	Persons Killed	% Change	
2024	0	-100.0%	0	--	0	--	
2025	1	--	0	--	0	--	
2026	0	-100.0%	0	--	0	--	

YTD							
Type	Motor Vehicle		Motorized Snow Vehicle		Off-Road Vehicle		
Year	Persons Killed	% Change	Persons Killed	% Change	Persons Killed	% Change	
2024	0	-100.0%	0	--	0	--	
2025	1	--	0	--	0	--	
2026	0	-100.0%	0	--	0	--	

Primary Causal Factors in Fatal Motor Vehicle Collisions				
February				
	2024	2025	2026	
Speeding	0	0	0	
Speeding % Change	--	--	--	
Distracted	0	0	0	
Distracted % Change	--	--	--	
Alcohol/Drugs	0	0	0	
Alcohol/Drugs % Change	-100.0%	--	--	
Wildlife	0	0	0	
Wildlife % Change	--	--	--	
NoSeatbelt	0	1	0	
NoSeatbelt YoY%	--	--	-100.0%	

YTD				
	2024	2025	2026	
Speeding	0	0	0	
Speeding % Change	--	--	--	
Distracted	0	0	0	
Distracted % Change	--	--	--	
Alcohol/Drugs	0	0	0	
Alcohol/Drugs % Change	-100.0%	--	--	
Wildlife	0	0	0	
Wildlife % Change	--	--	--	
NoSeatbeltYTD	0	1	0	
NoSeatbeltYTD YoY%	--	--	-100.0%	

February

Data source (Collision Reporting System) date:  
09-Mar-2026

Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)  
Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

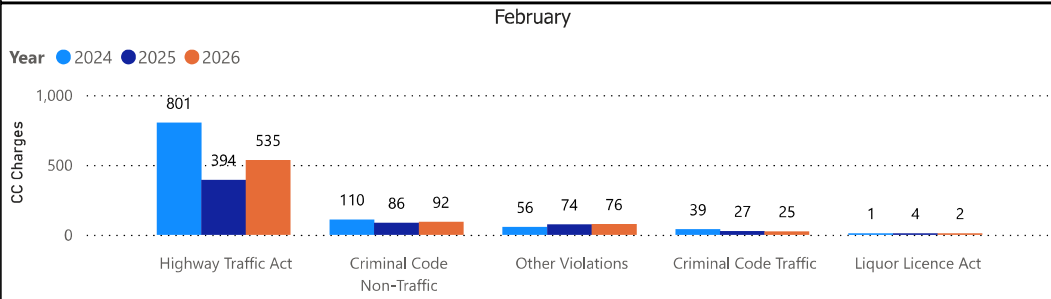
Area(s): ALL  
Data source date:  
09-Mar-2026

Report Generated on:  
09-Mar-2026 8:53:58 AM

**OPP Detachment Board Report  
Records Management System  
February 2026**

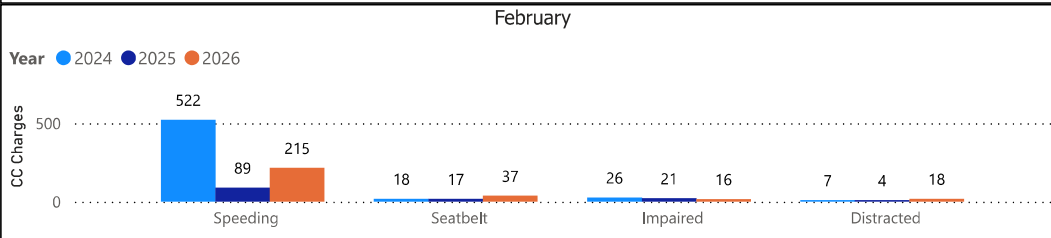
Criminal Code and Provincial Statute Charges Laid						
February						
Year	2024		2025		2026	
ChargeCategory1	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Criminal Code Non-Traffic	110	54.9%	86	-21.8%	92	7.0%
Criminal Code Traffic	39	143.8%	27	-30.8%	25	-7.4%
Highway Traffic Act	801	5.5%	394	-50.8%	535	35.8%
Liquor Licence Act	1	-83.3%	4	300.0%	2	-50.0%
Other Violations	56	1.8%	74	32.1%	76	2.7%
<b>Total</b>	<b>1,007</b>	<b>11.0%</b>	<b>585</b>	<b>-41.9%</b>	<b>730</b>	<b>24.8%</b>

YTD						
Year	2024		2025		2026	
ChargeCategory1	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Criminal Code Non-Traffic	229	33.1%	178	-22.3%	202	13.5%
Criminal Code Traffic	73	92.1%	54	-26.0%	60	11.1%
Highway Traffic Act	1,439	7.9%	871	-39.5%	1,038	19.2%
Liquor Licence Act	5	-50.0%	9	80.0%	15	66.7%
Other Violations	112	12.0%	149	33.0%	137	-8.1%
<b>Total</b>	<b>1,858</b>	<b>12.3%</b>	<b>1,261</b>	<b>-32.1%</b>	<b>1,452</b>	<b>15.1%</b>



Traffic Related Charges						
February						
Year	2024		2025		2026	
ChargeCategory2	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Speeding	522	49.1%	89	-83.0%	215	141.6%
Seatbelt	18	-47.1%	17	-5.6%	37	117.6%
Impaired	26	136.4%	21	-19.2%	16	-23.8%
Distracted	7	-22.2%	4	-42.9%	18	350.0%

YTD						
Year	2024		2025		2026	
ChargeCategory2	Offence Count	% Change	Offence Count	% Change	Offence Count	% Change
Speeding	911	45.1%	230	-74.8%	407	77.0%
Seatbelt	24	-56.4%	44	83.3%	65	47.7%
Impaired	47	80.8%	42	-10.6%	46	9.5%
Distracted	15	15.4%	15	0.0%	26	73.3%

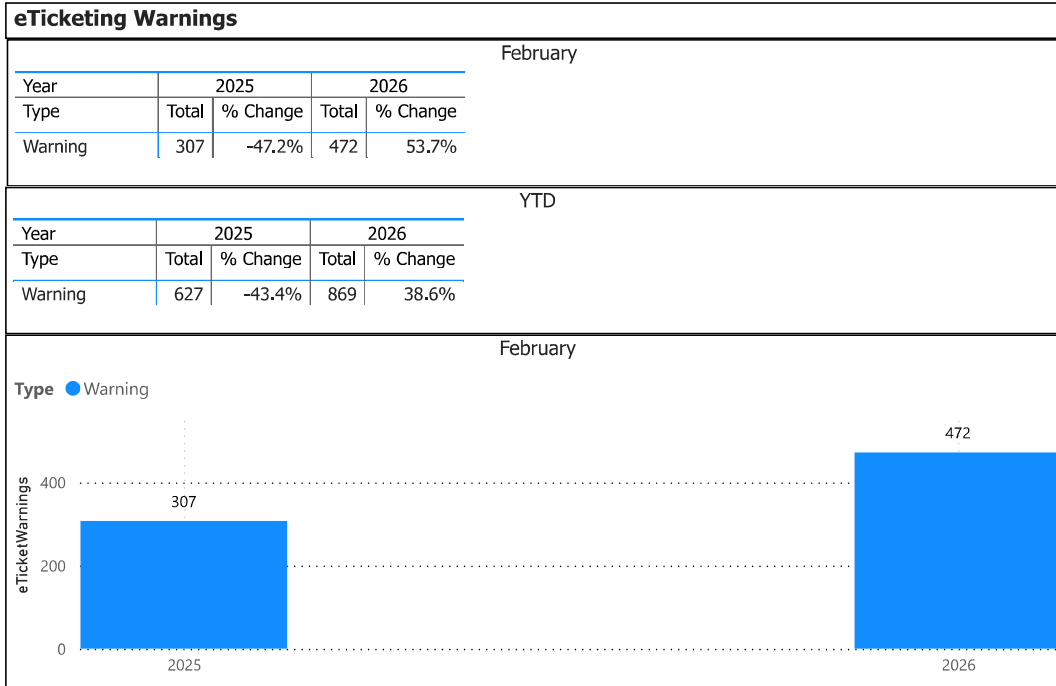


Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)  
 Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL  
 Data source date:  
 9-Mar-26

Report Generated on:  
 09-Mar-2026 8:53:58 AM

**OPP Detachment Board Report  
Records Management System  
February 2026**



*Note: The eTicketing system was not fully implemented until the end of 2022, therefore data is only available beginning in 2023. % Change in 2023 may appear higher in this report due to the incomplete 2022 data.*

**Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)**

Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

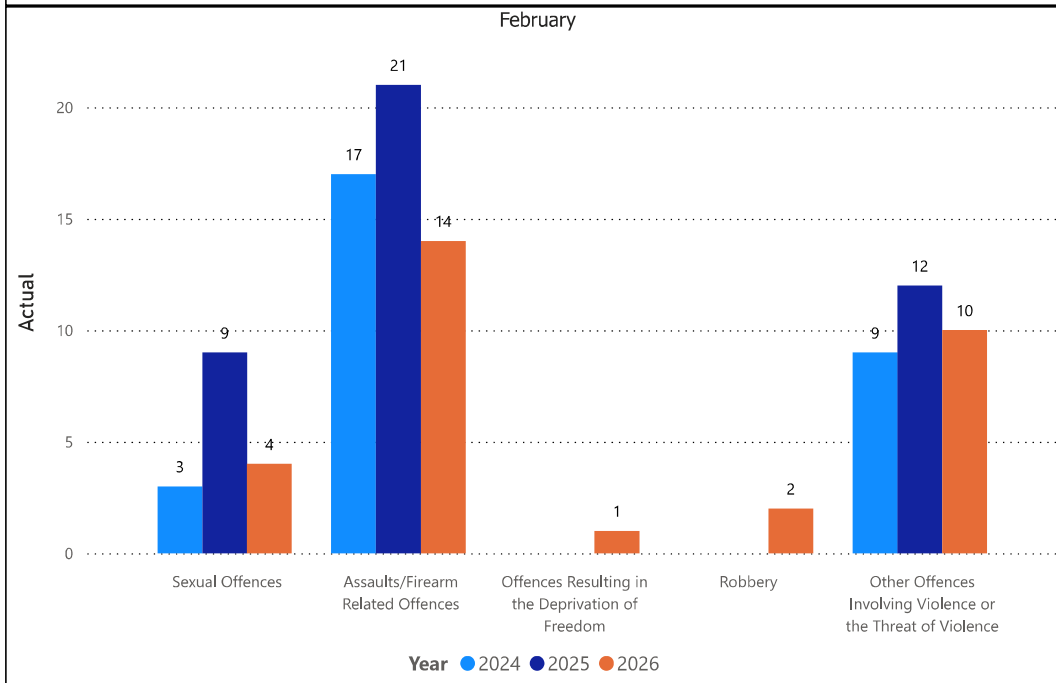
Data source date:  
9-Mar-26

Report Generated on:  
09-Mar-2026 8:55:36 AM

### OPP Detachment Board Report Records Management System February 2026

Violent Crime							
February							
Year	2024		2025		2026		
	ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
	Homicides	0	--	0	--	0	--
	Other Offences Causing Death	0	--	0	--	0	--
	Attempted Murder	0	--	0	--	0	--
	Sexual Offences	3	-25.0%	9	200.0%	4	-55.6%
	Assaults/Firearm Related Offences	17	325.0%	21	23.5%	14	-33.3%
	Offences Resulting in the Deprivation of Freedom	0	--	0	--	1	--
	Robbery	0	--	0	--	2	--
	Other Offences Involving Violence or the Threat of Violence	9	50.0%	12	33.3%	10	-16.7%
	Offences in Relation to Sexual Services	0	--	0	--	0	--
	<b>Total</b>	<b>29</b>	<b>107.1%</b>	<b>42</b>	<b>44.8%</b>	<b>31</b>	<b>-26.2%</b>

YTD							
Year	2024		2025		2026		
	ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
	Homicides	0	-100.0%	0	--	0	--
	Other Offences Causing Death	0	--	0	--	0	--
	Attempted Murder	0	--	0	--	0	--
	Sexual Offences	9	12.5%	18	100.0%	13	-27.8%
	Assaults/Firearm Related Offences	32	45.5%	39	21.9%	30	-23.1%
	Offences Resulting in the Deprivation of Freedom	1	--	0	-100.0%	1	--
	Robbery	1	-50.0%	0	-100.0%	2	--
	Other Offences Involving Violence or the Threat of Violence	17	-5.6%	29	70.6%	27	-6.9%
	Offences in Relation to Sexual Services	0	--	0	--	0	--
	<b>Total</b>	<b>60</b>	<b>17.6%</b>	<b>86</b>	<b>43.3%</b>	<b>73</b>	<b>-15.1%</b>



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:  
09-Mar-2026

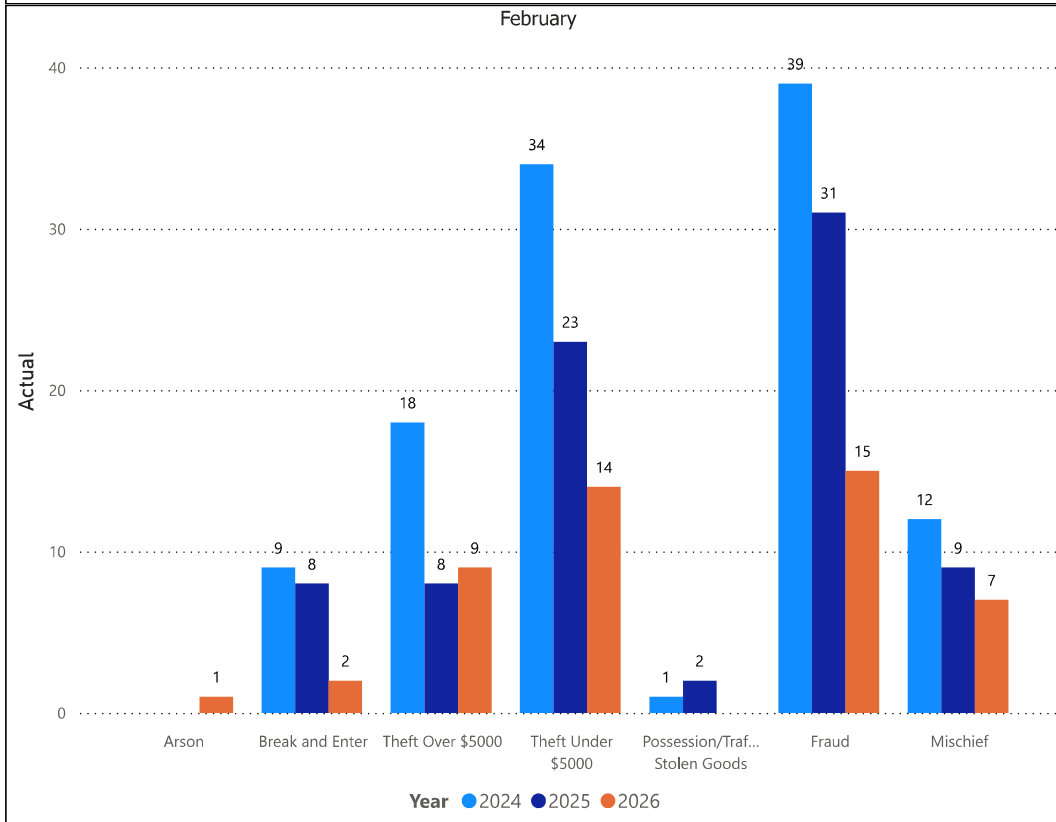
Report Generated on:  
09-Mar-2026 8:53:58 AM

### OPP Detachment Board Report Records Management System February 2026

Property Crime						
February						
Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Arson	0	-100.0%	0	--	1	--
Break and Enter	9	12.5%	8	-11.1%	2	-75.0%
Theft Over \$5000	18	38.5%	8	-55.6%	9	12.5%
Theft Under \$5000	34	-8.1%	23	-32.4%	14	-39.1%
Possession/Trafficking Stolen Goods	1	-75.0%	2	100.0%	0	-100.0%
Fraud	39	-7.1%	31	-20.5%	15	-51.6%
Mischief	12	0.0%	9	-25.0%	7	-22.2%
<b>Total</b>	<b>113</b>	<b>-4.2%</b>	<b>81</b>	<b>-28.3%</b>	<b>48</b>	<b>-40.7%</b>

YTD						
Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Arson	0	-100.0%	0	--	1	--
Break and Enter	15	-16.7%	12	-20.0%	8	-33.3%
Theft Over \$5000	35	45.8%	20	-42.9%	13	-35.0%
Theft Under \$5000	63	3.3%	50	-20.6%	36	-28.0%
Possession/Trafficking Stolen Goods	2	-60.0%	3	50.0%	0	-100.0%
Fraud	84	7.7%	76	-9.5%	35	-53.9%
Mischief	23	-30.3%	26	13.0%	21	-19.2%
<b>Total</b>	<b>222</b>	<b>-0.9%</b>	<b>187</b>	<b>-15.8%</b>	<b>114</b>	<b>-39.0%</b>



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

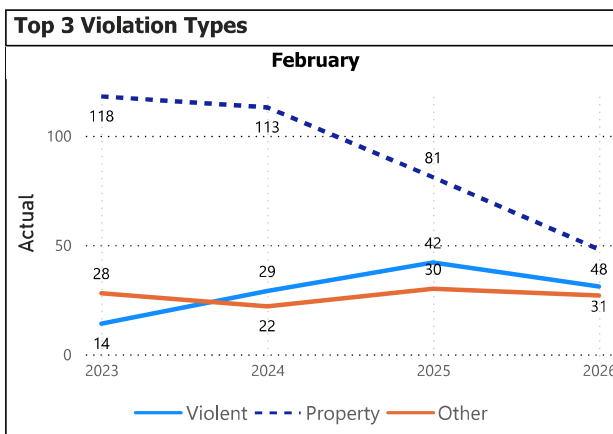
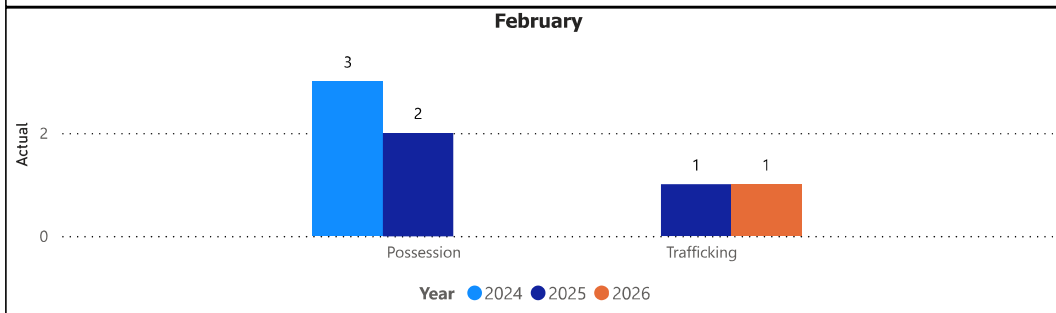
Data source date:  
09-Mar-2026

Report Generated on:  
09-Mar-2026 8:53:58 AM

**OPP Detachment Board Report  
Records Management System  
February 2026**

<b>Drug Crime</b>						
<b>February</b>						
Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Possession	3	--	2	-33.3%	0	-100.0%
Trafficking	0	--	1	--	1	0.0%
Importation & Production	0	--	0	--	0	--
Cannabis Possession	0	--	0	--	0	--
Cannabis Distribution	0	--	0	--	0	--
Cannabis Sale	0	--	0	--	0	--
Cannabis Importation & Exportation	0	--	0	--	0	--
Cannabis Production	0	--	0	--	0	--
Other Cannabis Violations	0	--	0	--	0	--
<b>Total</b>	<b>3</b>	<b>--</b>	<b>3</b>	<b>0.0%</b>	<b>1</b>	<b>-66.7%</b>

<b>YTD</b>						
Year	2024		2025		2026	
ViolationGrp	Actual	% Change	Actual	% Change	Actual	% Change
Possession	4	33.3%	2	-50.0%	1	-50.0%
Trafficking	0	--	1	--	1	0.0%
Importation & Production	0	--	0	--	0	--
Cannabis Possession	0	--	0	--	0	--
Cannabis Distribution	0	--	0	--	0	--
Cannabis Sale	0	--	0	--	0	--
Cannabis Importation & Exportation	0	--	0	--	0	--
Cannabis Production	0	-100.0%	0	--	0	--
Other Cannabis Violations	0	--	0	--	0	--
<b>Total</b>	<b>4</b>	<b>0.0%</b>	<b>3</b>	<b>-25.0%</b>	<b>2</b>	<b>-33.3%</b>



<b>Top 5 Violation Groups</b>					
<b>February</b>					
ViolationGrp	2023	2024	2025	2026	Total
Fraud	42	39	31	15	<b>127</b>
Theft Under \$5000	37	34	23	14	<b>108</b>
Failure to Comply	21	15	25	19	<b>80</b>
Assaults/Firearm Related Offences	4	17	21	14	<b>56</b>
Provincial Statutes	13	12	11	14	<b>50</b>

Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

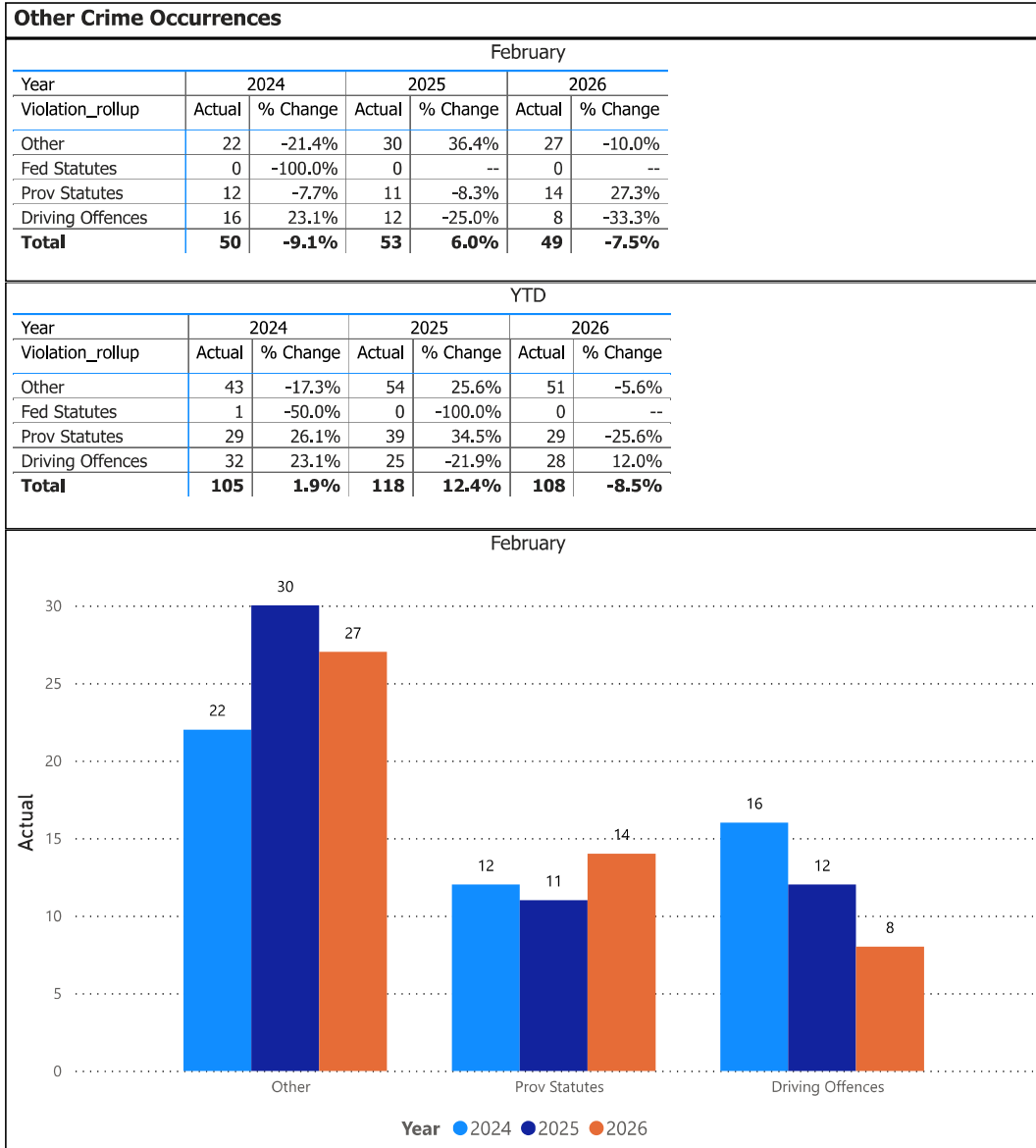
Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:  
09-Mar-2026

Report Generated on:  
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### OPP Detachment Board Report Records Management System February 2026



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

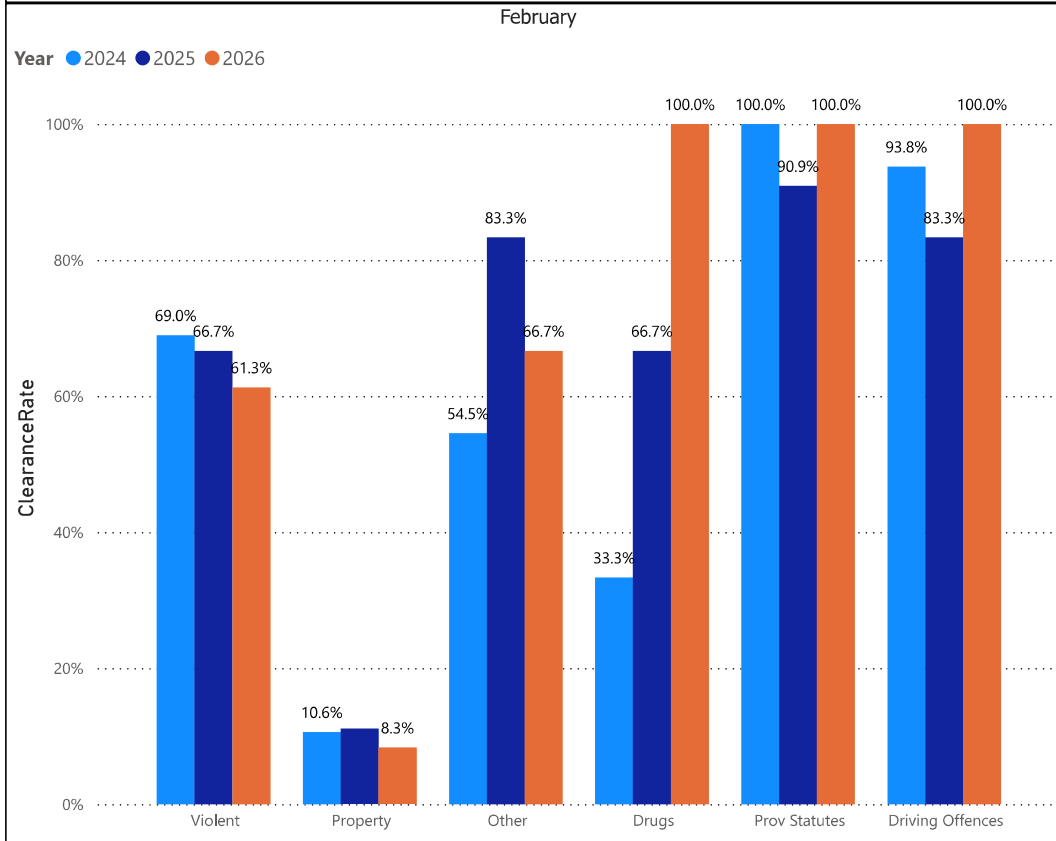
Data source date:  
09-Mar-2026

Report Generated on:  
09-Mar-2026 8:53:58 AM

### OPP Detachment Board Report Records Management System February 2026

Clearance Rate						
February						
Year	2024		2025		2026	
	%	% Change	%	% Change	%	% Change
Violent	69.0%	-3.4%	66.7%	-3.3%	61.3%	-8.1%
Property	10.6%	-43.0%	11.1%	4.6%	8.3%	-25.0%
Other	54.5%	-15.2%	83.3%	52.8%	66.7%	-20.0%
Drugs	33.3%	--	66.7%	100.0%	100.0%	50.0%
Fed Statutes						
Prov Statutes	100.0%	0.0%	90.9%	-9.1%	100.0%	10.0%
Driving Offences	93.8%	10.8%	83.3%	-11.1%	100.0%	20.0%

YTD						
Year	2024		2025		2026	
	%	% Change	%	% Change	%	% Change
Violation_rollop						
Violent	68.3%	-0.4%	67.4%	-1.3%	65.8%	-2.5%
Property	12.2%	-19.9%	8.6%	-29.6%	11.4%	33.3%
Other	58.1%	-20.4%	77.8%	33.8%	70.6%	-9.2%
Drugs	50.0%	-33.3%	66.7%	33.3%	100.0%	50.0%
Fed Statutes	100.0%	100.0%		-100.0%		
Prov Statutes	93.1%	-6.9%	97.4%	4.7%	100.0%	2.6%
Driving Offences	93.8%	6.0%	84.0%	-10.4%	100.0%	19.0%



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

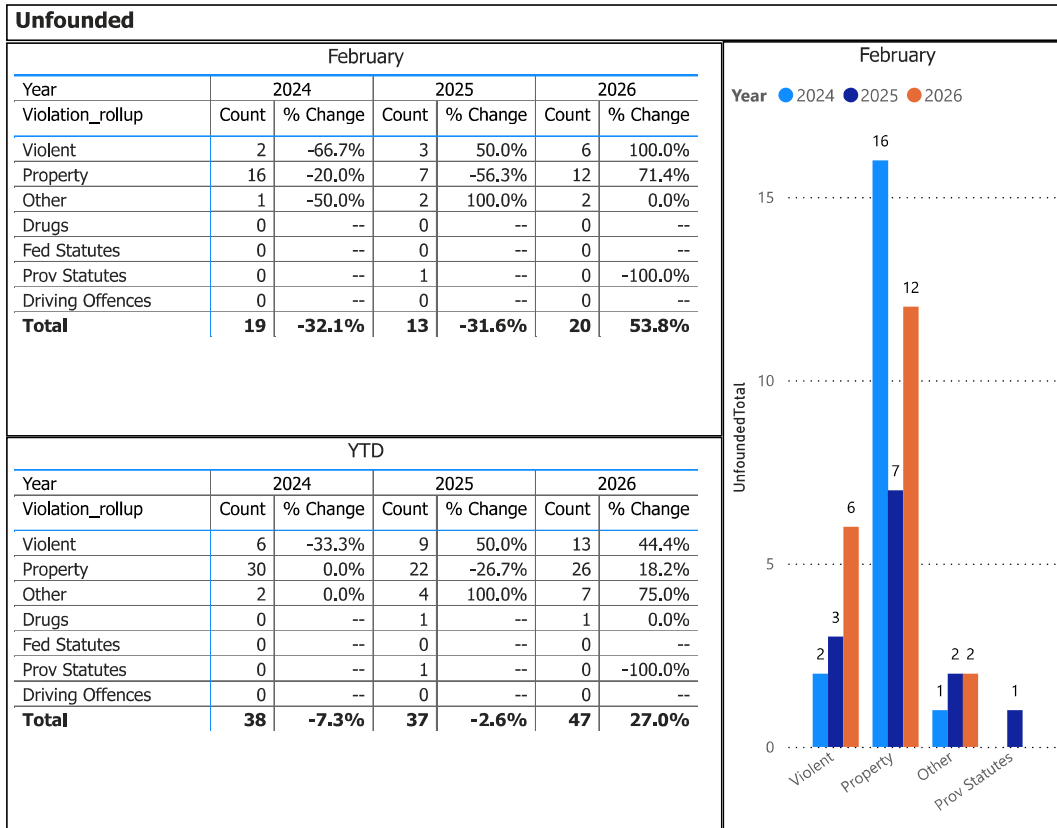
Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:  
09-Mar-2026

Report Generated on:  
09-Mar-2026 8:53:58 AM

**OPP Detachment Board Report  
Records Management System  
February 2026**



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

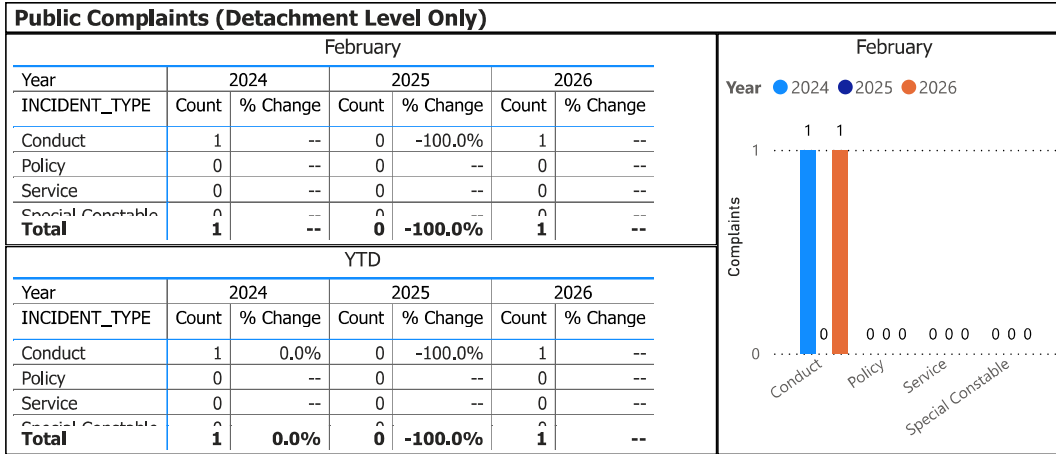
Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:  
09-Mar-2026

Report Generated on:  
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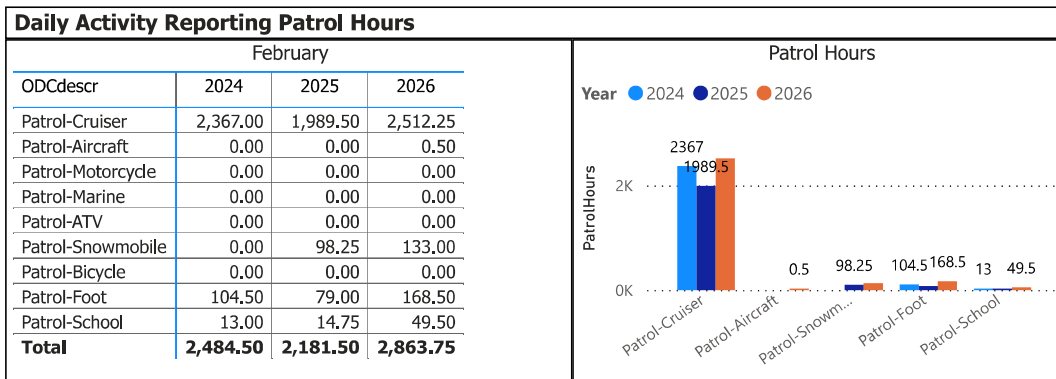
### OPP Detachment Board Report Records Management System February 2026



Data source: RMS Data Feed  
Ontario Provincial Police, Professional Standards Bureau Commander Reports - File Manager System

Data source date:  
09-Mar-2026

### Daily Activity Reporting



Data source (Daily Activity Reporting System) date:  
09-Mar-2026

Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)  
Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Data source date:  
09-Mar-2026

Report Generated on:  
09-Mar-2026 8:53:58 AM

### OPP Detachment Board Report Records Management System February 2026

Youth Charges by Disposition Type			
February			
Disposition_Type	2024	2025	2026
Bail	0	0	0
Conference	0	0	0
Conviction	1	1	0
Diversion	4	0	2
NonConviction	3	4	0
NotAccepted	0	0	0
<b>Total</b>	<b>8</b>	<b>6</b>	<b>4</b>

YTD			
Disposition_Type	2024	2025	2026
Bail	0	0	0
Conference	0	0	0
Conviction	1	1	0
Diversion	4	2	2
NonConviction	8	7	0
NotAccepted	0	0	0
<b>Total</b>	<b>13</b>	<b>11</b>	<b>10</b>

Disposition Type	2024	2025	2026
Conviction	1	1	2
Diversion	4	0	2
NonConviction	3	4	0
POATicket	0	1	2

Youth Charges by Disposition and Occurrence Type						
February						
Year	2026					Total
OccType	Conviction	Diversion	NonConviction	NotAccepted	POATicket	
Arson	0	1	0			<b>1</b>
eTicket - Vehicle	0	0	0	0	2	<b>2</b>
Threats	0	1	0	0	0	<b>1</b>
<b>Total</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>4</b>

YTD						
Year	2026					Total
OccType	Conviction	Diversion	NonConviction	NotAccepted	POATicket	
Arson	0	1	0			<b>1</b>
eTicket - Vehicle	0	0	0	0	8	<b>8</b>
Threats	0	1	0	0	0	<b>1</b>
<b>Total</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>10</b>

The tables and chart on this page present summarized youth charges by disposition and occurrence type that have been recorded in the OPP Niche RMS application. Of note... the Niche data sourced for this report page only lists youth charges that have had a disposition type entered against them. Therefore, please be aware that the counts of youth charges entries on this report page are under stating the potential sum of youth charges that are in OPP Niche RMS.

Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

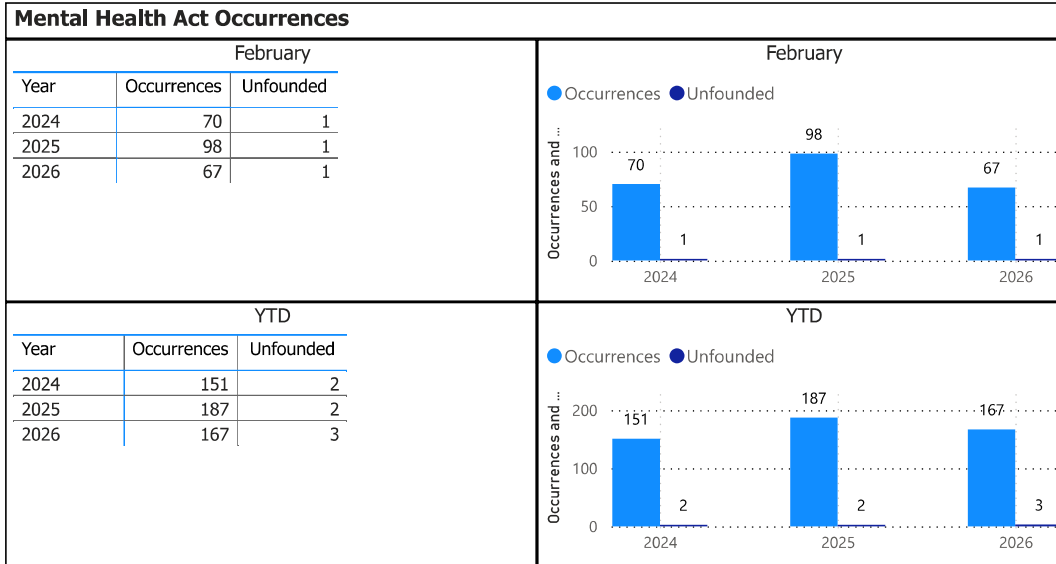
Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:  
09-Mar-2026

Report Generated on:  
09-Mar-2026 8:56:33 AM

### OPP Detachment Board Report Records Management System February 2026



February		
Year	2026	
OccurrenceType	Occurrences	Unfounded
Assault	2	1
Attempt or threat of suicide	5	0
Family dispute	3	0
Intimate Partner Violence	2	0
Mental health act	42	0
Mischief	1	0
Missing person	1	0
Neighbour dispute	3	0
Person Well-Being Check	4	0
Sexual assault	2	0
Trespass to property act	1	0
Unwanted person	1	0
<b>Total</b>	<b>67</b>	<b>1</b>

Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

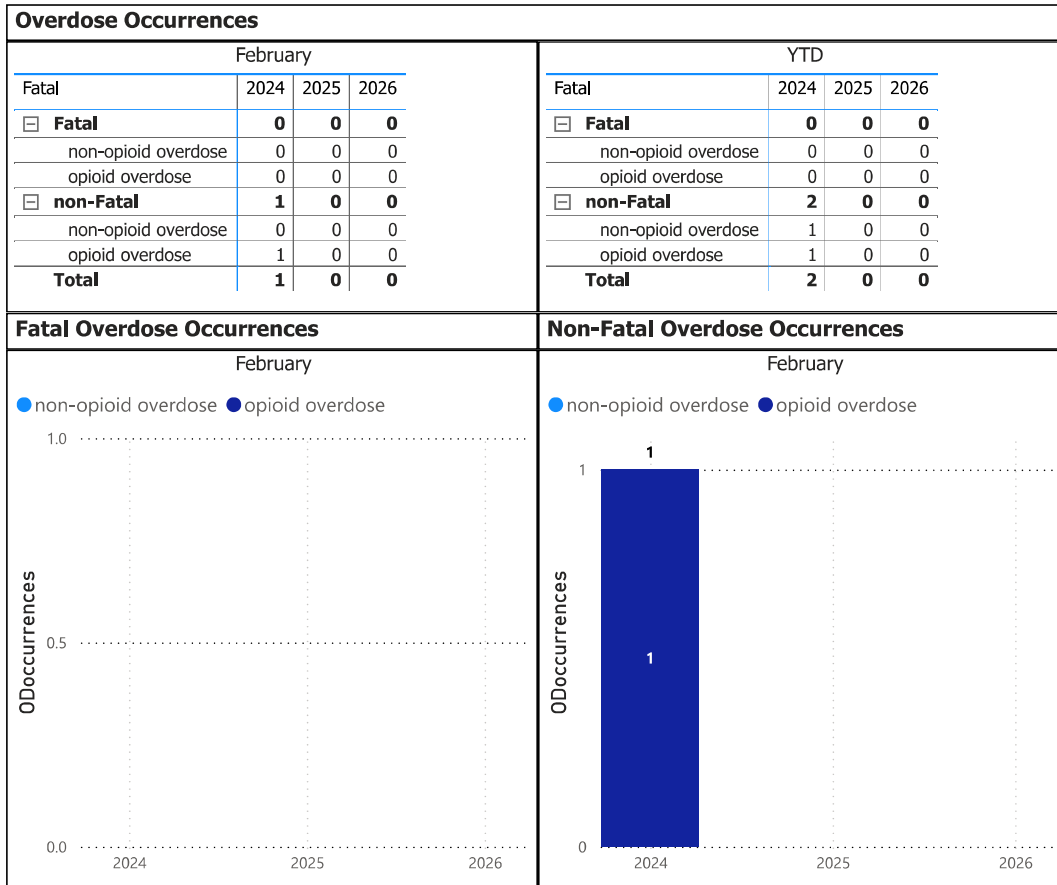
Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:  
09-Mar-2026

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### OPP Detachment Board Report Records Management System February 2026



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

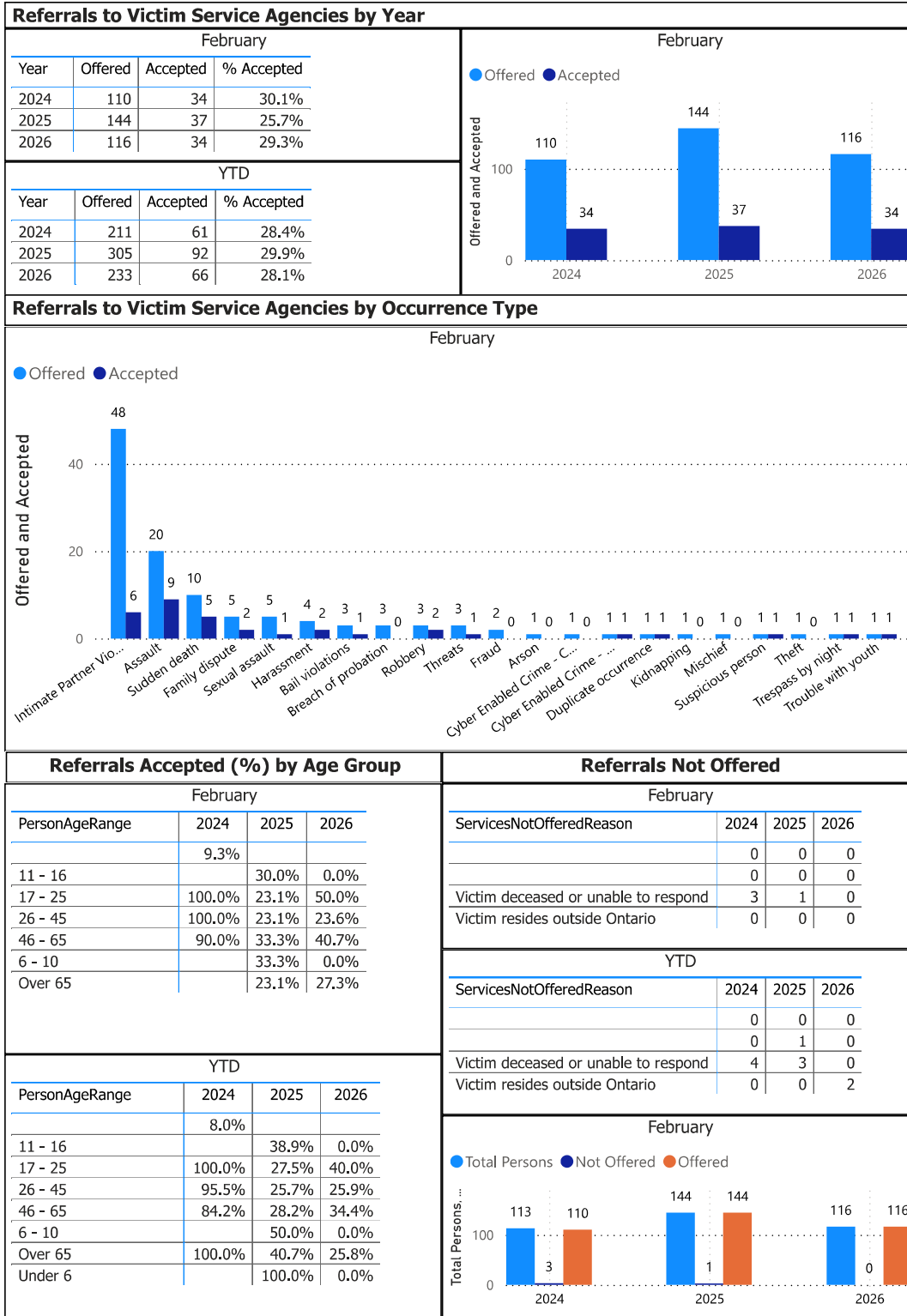
Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:  
09-Mar-2026

Report Generated on:  
09-Mar-2026 8:53:58 AM

### OPP Detachment Board Report Records Management System February 2026



Detachment: 6T - WELLINGTON COUNTY (Centre Wellington)

Location code(s): 6T00 - WELLINGTON COUNTY (Centre Wellington), 6T10 - WELLINGTON COUNTY (South Wellington), 6T40 - WELLINGTON COUNTY (North Wellington)

Area(s): ALL

Data source date:  
09-Mar-2026

Report Generated on:  
09-Mar-2026 8:53:58 AM



RECEIVED  
MAR 24 2026  
Township of Puslinch

March 8 2026

Township of Puslinch  
7404 Wellington Rd 34  
Puslinch NOB 2J0

Attention: Mayor and Council

Dear Mayor Seeley, Councillors Sepulis, Bailey, Goyda, Hurst


On behalf of the Optimist Club of Puslinch, Thank You for the \$5198 grant.

2026 marks the 50th anniversary of the Puslinch Club of Puslinch. In 1976 a few individuals decided there was a need in our Community to ensure that our Youth had both the funding and facilities to experience and enjoy life. From small beginnings our Club continues to deliver the opportunities to bring out the best in our youth and Community.

Planning is underway for the 2026 Canada Day celebrations on July 1. Keeping with tradition we will start with country breakfast (bacon, eggs, pancakes with locally sourced maple syrup) and of course a piece of Canada Day cake - serving over 500 is no small feat! Families will get to use the incredible facilities at the Community Centre and then return at dusk for an extra special 50th anniversary fireworks display funded by the grant. Thank YOU.

Thank You for recognizing what we do for the Community that we proudly call HOME.

Sincerely

  
Jamie Holmes  
President  
Optimist Club of Puslinch

# THE PUSLINCH PROFILE FEATURES

## Krissy Thompson Photography

After the sudden loss of her father to cancer, local Puslinch photographer Krissy Thompson made the courageous decision to step away from the family business to pursue her lifelong passion for photography. A graduate of Toronto Metropolitan University, she built her foundation working alongside corporate, wedding and family photographers to gain real world experience. It was during the pandemic, after the birth of her son, that she discovered her heart was firmly rooted in family photography - capturing genuine, meaningful moments that families will cherish for years to come.

Today, she specializes in family sessions that blend the best of both natural light and studio photography. Her studio lighting is thoughtfully designed to replicate the look of natural light, softly enveloping her subjects and creating timeless images that can be captured year round. During the warmer months, clients can also choose outdoor sessions at her private, forest surrounded property, offering beautiful green space, privacy and flexibility. A strong believer in shopping local, Krissy intentionally collaborates with nearby farms and small businesses for specialty sessions, creating shared exposure and strengthening community ties. The upcoming Mother's Day Mini Experience sessions are being held on May 9 at The Saol Project, set inside a charming spring greenhouse. Visit her website at [www.krissythompsonphotography.com](http://www.krissythompsonphotography.com), or reach out to Krissy at [hello@krissythompsonphotography.com](mailto:hello@krissythompsonphotography.com) to book your session today.



 647-454-3064



# Community Improvement Plan

**Draft Report**

**Last Revised: April 10th, 2026**

## **Township of Puslinch Community Improvement Plan**

Prepared for:



TOWNSHIP OF

**PUSLINCH**

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# 1.0 Introduction

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## 1.1 About

The Township of Puslinch (Township) Community Improvement Plan (**CIP**) is a Township-wide, strategic planning tool.

The first **CIP** was adopted in 2016 by the Township to support revitalization, beautification, renewal, and economic activity in the Township's **key urban corridor**. This area was named 'Our Corridor' for the purposes of the first **CIP**. The 2016 **CIP** was intended to serve as a long-term framework to be implemented over the next 15 years.

In 2018, Wellington County implemented the Invest Well Community Improvement Programme, setting out the priorities, goals and parameters for participation, such as grant programs, funding levels, review/approval of applications, and agreement execution. Following the implementation of the Wellington County program, the Township **CIP** was amended in 2019 to allow Wellington County participation in local community **improvement** initiatives.

Building on the 2019 publication, this 2026 update has been made to reflect the current planning context, including an updated Wellington County Invest Well Programme (2023), and to satisfy the Township's evolving needs. Content has been reviewed and revised to enhance clarity in regard to plan purpose (i.e., goals and objectives), administration, and management. Additionally, financial incentive programs have been reworked — removing underutilized programs, consolidating, renaming, adding new and including additional program parameters, to ensure consistency.

## 1.2 What is a Community Improvement Plan?

A Community Improvement Plan (**CIP**) is a municipal planning tool, enabled by the *Planning Act*, that sets out programs and strategies for improving the built, economic, and social environment in designated areas of a municipality. Many municipalities across Ontario have prepared **CIPs** to achieve important community goals, such as:

- Facilitating and coordinating the transition of neighbourhoods and areas;
- Stimulating economic growth and development;
- Assisting property owners with repair, **rehabilitation**, and **redevelopment** projects; and
- Raising awareness of local needs and priorities.

Under Section 106 of the *Municipal Act*, municipalities are prohibited from directly or indirectly assisting local businesses by giving or lending money. However, having a **CIP** in place allows municipalities to provide financial assistance to private properties. Therefore, this **CIP** will allow the Township to stimulate local investment through the financial incentive programs identified in Section 3.0 Financial Incentive Programs.



*Aberfoyle Antique Market in Aberfoyle, ON*

## 1.3 Legislative Authority

The *Planning Act* is the primary piece of legislation that provides for the preparation of **CIPs**. Specifically, Section 28 of the *Planning Act* sets out:

- Types of projects/activities/works that are considered ‘community **improvement**’, which can include the **redevelopment, rehabilitation**, or other **improvements** to **commercial, mixed-use, industrial**, and public buildings, structures, or facilities;
- A community **improvement** planning process whereby a municipality must first identify and adopt through by-law a designated ‘community improvement project area’ (**CIPA**), after which a ‘**CIP**’ may be prepared and adopted by a municipal council. However, this may only be done where there are enabling policies in the municipality’s **official plan** (which is the case in the Township, as discussed in Section 1.4 Enabling **Official Plan** Policies);
- Tools that can be implemented once a municipal council adopts a ‘**CIP**’, which includes grants or loans to owners or tenants (with written consent of the owner) of land and buildings within the **CIPA**; and
- **Eligible costs** that a municipality can cover with grants or loans may include expenses related to development, **redevelopment**, construction, and/or reconstruction projects aimed at **rehabilitation** or providing energy-efficient **improvements**.

In addition to the *Planning Act*, several other legislative documents provide the authority for municipalities to implement tools to assist with community **improvement**, including the *Municipal Act*. For additional information on any of the provisions for community **improvement** planning, the legislation identified above should be referred to.

## 1.4 Enabling Official Plan Policies

The 2025 *Wellington County Official Plan* sets out land use policies and provides direction for community **improvement** planning in the Township. The following is a review of policies from the **Official Plan** that enable the Township to prepare a **CIP**.

**Official Plan** Section “Community Improvement - Objectives” identifies the following objectives for community **improvement**:

- Promote the long-term stability and viability of identified **CIPA**'s by reducing land use conflicts and upgrading municipal services.
- Encourage coordinated municipal expenditures, planning and development activities within identified **CIPAs**.
- Stimulate the maintenance and renewal of private property.
- Enhance the visual quality of the community; and
- Foster local economic growth.

**Official Plan** Section “Community Improvement - Identifying Areas” identifies the following criteria for the designation of a **CIPA**:

- A significant portion of the housing stock and other buildings require maintenance, **rehabilitation** or **redevelopment**;
- Municipal services, including sanitary sewer, storm sewer, water supply systems, roads, sidewalks, curbs, gutters, street lighting or parking facilities, are inadequate and in need of repair;
- The supply of public open space or recreation facilities is deficient;
- There are conflicting land uses in the area;
- Within **commercial** areas, deterioration in the appearance of building façades, inadequate parking facilities or inadequate pedestrian access;
- A significant portion of the buildings are considered heritage resources;
- There is a need to remediate brownfields, improve the energy efficiency of buildings, or provide affordable housing; or
- There are other environmental, social or community development reasons that have been

identified by Council.

To support implementation, **Official Plan** Section “Community improvement - Implementation” states that a local Council may:

- Prepare, adopt, and implement a **CIP(s)** within a designated **CIPA(s)**, pursuant to the *Planning Act* and the community **improvement** policies set out in this Plan;
- Provide public funds such as grants, loans and other financial instruments;
- Take advantage of federal and provincial funding programs, which would benefit the community;
- Prepare and adopt property standards by-laws;
- Co-operate with groups and organizations whose objectives include community **improvement**;
- Undertake other municipal actions, programs, or investments for the purpose of achieving the community **improvement** objective identified in **Official Plan** Section Community **Improvement** - Objectives.

Finally, there are policies that enable Wellington County to participate in the Township **CIP**. **Official Plan** Section “Community improvement - County Participation” states that Wellington County Council may participate in a municipality’s **CIP** and make grants and loans to the Council of a lower-tier municipality for the purposes of carrying out a **CIP** that has come into effect, on such terms as to security and otherwise as Wellington County Council considers appropriate.

## 1.5 Community Improvement Project Area

Project areas range from specific properties to streets, neighbourhoods, entire communities, and/or the full municipality, while program coverage can span a wide spectrum of municipal goals and objectives.

Of particular interest, this **CIPA** update now includes an expansion of the previous “Our Corridor” **CIPA** to encompass the Township’s full boundary. Formally the settlement areas of Aberfoyle and Morriston were typically seen as the focus core areas and constitute the previous **CIPA**. All geographic extents of the municipality will have access to the Township’s **CIP** Financial Incentive Programs, as well as those offered through Wellington County’s Invest Well programme.

The Township shall designate the expanded **CIPA** by By-law. The programs authorized in this **CIP** may be carried out within the **CIPA**. Refer to the Wellington County **Official Plan** for maps and plans outlining the geographic boundary of the Township and settlement areas.



*Aerial View of Morriston, ON*

## 1.6 Goals & Objectives

To be eligible for financial incentives offered through the Township **CIP**, an **improvement** project must contribute to achieving one or more of the goals and objectives set out below.

### 1.6.1 Goal #1: Increase geographic boundary area to implement a Township-wide CIP – building on the previous CIP’s “Our Corridor” boundary.

This **CIP** will support the Township in strengthening its long-term growth strategy by expanding the geographic **CIPA** boundary to enable implementation of a Township-wide **CIP**. This approach will create a cohesive framework for coordinated development, infrastructure investment, and economic opportunity across the municipality.

Objectives include:

- a. Expanding the **CIP** boundary to align with projected growth areas;
- b. Encouraging investment in underutilized and transition lands;
- c. Supporting comprehensive land use planning and infrastructure readiness;
- d. Promoting balanced **residential** and employment growth; and
- e. Ensuring equitable access to incentives and revitalization tools throughout the Township.



*Aberfoyle Antique Market in Aberfoyle, ON*

### **1.6.2 Goal #2: Enhance the visibility and accessibility of businesses in the Township**

This **CIP** will support the Township in strengthening local economic vitality by enhancing the visibility and accessibility of businesses throughout the Township. By improving how businesses are promoted, connected, and accessed, the Township can foster greater community engagement and attract new customers, visitors, and investment.

Objectives include:

- a. Improving wayfinding, signage, and streetscape elements to better showcase local businesses;
- b. Supporting façade and property **improvements** that increase curb appeal;
- c. Strengthening transportation connections and parking access;
- d. Encouraging collaboration among business owners and community partners; and
- e. Promoting local shopping, tourism, and agri-business experiences to drive sustainable economic growth.

### **1.6.3 Goal #3: Address countryside matters such as farming and/or agricultural/rural community economic problems**

This **CIP** will support the long-term sustainability of the rural and agricultural economy by addressing countryside matters, including farming viability and broader economic challenges facing rural communities within the Township. By recognizing agriculture as both an economic driver and a defining feature of the Township's identity, the plan will promote resilience, diversification, and investment in rural areas.

Objectives include:

- a. Supporting value-added agricultural and on-farm diversified uses;
- b. Encouraging agri-tourism and local food initiatives;
- c. Improving infrastructure that supports farm operations and rural businesses;
- d. Addressing barriers to rural entrepreneurship and home-based businesses;
- e. Promoting policies that protect agricultural lands while strengthening economic opportunities for the rural community.

#### **1.6.4 Goal #4: Address eligible projects that involve the redevelopment of vacant/underutilized lands**

This **CIP** will prioritize eligible projects that support the **redevelopment** of vacant and underutilized lands throughout the Township, encouraging efficient land use and sustainable growth. By directing investment toward sites with **redevelopment** potential, the Township can revitalize key areas, reduce development pressure on greenfield lands, and strengthen the local tax base.

Objectives include:

- a. Addressing brownfields.
- b. Supporting adaptive reuse of vacant or obsolete buildings;
- c. Encouraging **mixed-use** and employment-generating development on underutilized properties;
- d. Promoting compact, serviced development within settlement areas;
- e. Enhancing site design, landscaping, and public realm **improvements**;
- f. Reducing long-term vacancy rates; and
- g. Leveraging private investment to transform strategic properties into productive community assets.

# 2.0 Township Initiatives

## 2.1 Overview

This section identifies several Township initiatives through which the Township can provide proactive and visible leadership in achieving the goals of the Township **CIP**. By setting out a framework for Township-led **improvement** projects, this **CIP** helps coordinate and guide the expenditure of Township funds.

The following Township initiatives have been identified as a means for the Township to participate in community **improvement** and to encourage private sector investment in the **CIPA**. The Township may engage in any of the initiatives outlined as a part of the implementation of this **CIP**, subject to the availability of Township funds and other resources. An indication of anticipated timing is provided as a target; however, by identifying the initiatives and anticipated timing, the Township is in no way committed to implementing them during the life cycle of this **CIP**.



Flow State Bike Shop in Puslinch, ON

## 2.2 Zoning review

The Township may undertake a review of zones and zoning provisions that currently apply to the defined **CIPA's** to ensure that the regulatory regime:

- Conforms to the overall policy direction of Wellington County's **Official Plan**;
- Is consistent with Township development objectives;
- Is supportive of revitalization, renewal and the Township's overall Vision.
- Facilitates the development of a particular use or form that is believed to be most beneficial for the community;
- Provides certainty to developers; and
- Implements contemporary zoning tools, such as form-based zoning, zoning with conditions, and holding by-laws.

The completion of a Zoning Review is a high priority. It is to be completed in 2028 following the adoption of this **CIP**.



*Leek Farm in Morriston, ON*

## 2.3 Township Urban Design Guidelines Update

The Township is undertaking Urban Design Guidelines Update to strengthen the visual character, functionality, and long-term livability of key areas within the Township. This initiative would establish clear, contemporary design standards to guide public and private realm **improvements**, enhance pedestrian safety and accessibility, and support cohesive development within settlement areas. Updated guidelines address landscaping, lighting, street furniture, parking design, gateway features, and sustainable design practices to ensure high-quality, context-sensitive development. The program supports placemaking initiatives that reflect the Township's rural identity while accommodating growth and reinvestment.

This initiative is active and concurrent to the **CIP** preparation. It will be finalized at the adoption/activation of the Townships **CIP** report.



*Milburn's Auto Sales & Service in Puslinch, ON*

## 2.4 Parking & Active Transportation Improvements

Several recommended **improvements** and enhancements have been identified by both the Township and Wellington County for parking, streetscape, and active transportation infrastructure. The Township may develop a coordinated strategy for the implementation of **improvements** identified, as well as other **improvements** deemed necessary.

The Township may undertake a Parking Needs Study, examining the needs and options for additional parking, including municipal-owned parking lots, on-street parking, and private parking spaces. The study should focus on attracting visitors to the Township, inventory existing parking supply, determine current demand, project future demand, and propose a recommended strategy.

The completion of the parking needs study is being incorporated in the scope of work for the Transportation Master Plan, that is to be completed by the Township



*Puslinch Community Centre and Optimist Recreation Centre in Aberfoyle, ON*

# 3.0 Financial Incentive Programs

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## 3.1 Overview

Through the updated Township **CIP**, a set of financial incentive programs are available to eligible owners/tenants in the **CIPA**. The programs allow the Township to provide financial assistance and are intended to stimulate private sector investment in land and buildings and help achieve the Vision and Goals of the **CIP**.

The Township **CIP** identifies seven (7) financial incentive programs that may be available to **applicants**:

1. Planning and Building Fees Grant;
2. Facade, Signage, and Landscape **Improvement** Grant;
3. Building **Improvements** Grant;
4. Building Conversion, Expansion and Accessibility **Improvement** Grant (New)
5. Licenced Home Child Care Grant (New)
6. Green Energy, Infrastructure, and Sustainable Development Grant (New)
7. **Commercial** Conversion Start-Up Grant (New)

The Township may provide funding for any of the above incentive programs during the term of the **CIP**, subject to the availability of resources and budget.

### 3.1.1 Additional Support

In addition to providing financial assistance through the financial incentive programs outlined above, as per Section 28(6) of the *Planning Act*, for the purpose of carrying out a **CIP** that has come into effect, the Township may,

- a. Construct, repair, rehabilitate or improve buildings on land acquired or held by it in the **CIPA** in conformity with the **CIP**, and sell, lease or otherwise dispose of any such buildings and the land appurtenant thereto;
- b. Sell, lease or otherwise dispose of any land acquired or held by it in the **CIPA** to any person or governmental authority for use in conformity with the **CIP**.

### 3.2 Summary of Financial Incentive Programs

Program	Description	Value
<p><b>1:</b> Planning and Building Fees Grant</p>	<p>Intended to support covering the fees required by the Township in relation to the proposed <b>improvement</b> project.</p>	<p>Up to 50% of the <b>eligible costs</b> from the Township; maximum of \$7,500.</p>
<p><b>2:</b> Facade, Signage, and Landscape <b>Improvement</b> Grant</p>	<p>Intended to assist with the financing of <b>improvements</b> to an existing building’s façade or signage, or to assist with other eligible <b>improvements</b> to private property (i.e., parking and landscaping) and <b>agriculture-related uses</b> (e.g. farm stands) which are open to the visiting public and which represent value added agricultural activity.</p> <p>This grant is intended to promote aesthetic, accessibility, and functional <b>improvements</b> to buildings and properties, which otherwise may not occur due to cost premiums associated with these <b>improvements</b>.</p>	<p>Up to 50% of the <b>eligible costs</b>, before tax; maximum of \$4,500.</p>
<p><b>3:</b> Building <b>Improvements</b> Grant</p>	<p>Intended to support <b>improvements</b> to existing buildings to meet the current Building Code, improve aesthetic quality, provide for safe and usable eligible uses, and assist with accessibility <b>improvements</b>.</p>	<p>Up to 50% of the <b>eligible costs</b>, before tax; maximum of \$5,000.</p>

Figure 1: Summary of Financial Incentive Programs

Program	Description	Value
<p><b>4:</b> Building Conversion, Expansion and Accessibility <b>Improvement Grant</b></p> 	<p>Intended to assist in the conversion of existing unused or underused space into new eligible uses. Additionally, this program will assist with the removal of barriers and increase accessibility for people with disabilities in the Township. This includes <b>agriculture-related uses</b> (e.g. farm stands) which are open to the visiting public and which represent value added agricultural activity.</p> <p>This program is intended to support <b>improvements</b> to private property to meet the Ontario's accessibility laws and standards.</p>	<p>Up to \$10 per square foot of the <b>eligible costs</b>, before tax; maximum of \$3,000.</p>
<p><b>5:</b> Licensed Home Child Care Grant</p> 	<p>Intended to support <b>improvements</b> to private property to meet the requirements of Licensed Home Child Care Provider, as defined by Wellington County Home Child Care and the Ministry of Education, the Licensed Home Child Care Grant may be available to <b>applicants</b> to assist with <b>improvements</b> to existing buildings that may otherwise be considered cost prohibitive.</p>	<p>Up to 50% of the <b>eligible costs</b>, before tax; maximum of \$2,000.</p>
<p><b>6:</b> Green Energy, Infrastructure, and Sustainable Development Grant</p> 	<p>Intended to support projects on existing buildings and new developments that implement natural systems and infrastructure to manage storm-water, improve air quality, reduce carbon emissions, enhance community well-being and increase climate resilience. This will encourage the implementation of natural elements and systems (i.e. green roofs, solar panels, rain barrels, etc.) to enhance the overall sustainability of a building.</p>	<p>Up to 50% of the <b>eligible costs</b>, before tax; maximum of \$3,000.</p>
<p><b>7:</b> <b>Commercial</b> Conversion Start-Up Grant</p> 	<p>Intended to assist with the small-scale conversion of existing vacant or underutilized space into new <b>commercial, mixed-use</b>, and other eligible uses and is intended to support new small business start-ups to renovate or improve leased space destined for <b>commercial</b> uses.</p>	<p>Up to 50% of the <b>eligible costs</b>, before tax; maximum of \$7,500 per property.</p>

Summary of Financial Incentive Programs (Continued)

### 3.3 General Eligibility Criteria

In order to be eligible for any of the financial incentive programs that may be offered under this **CIP**, the following general eligibility criteria must be met:

- a. The lands and buildings subject to an application must be a business located within the **CIPA**, designated by by-law for the purpose of the **CIP**. For more information on the **CIPA**, **applicants** should refer to Section 1.5 **CIPA**.
- b. All projects must contribute to achieving one or more community **improvement** goals and objectives (as identified in Section 1.6 Goals & Objectives).
- c. All proposed projects must result in some level of **improvement** or **rehabilitation** over the existing conditions and will not simply represent a life cycle replacement.
- d. The **registered owner**(s) of the subject property shall complete the Township's written application and file appropriate support documentation to be considered for any program or incentive, and shall confirm to have no arrears of property taxes, local **improvement** charges, or any other municipal accounts receivable on the same lands.
- e. **Applicants** will be required to disclose all other funding sources, including governmental, private, or not-for-profit funding to support the project. These shall be taken into consideration in the review of applications and the value of incentives may be reduced.
- f. **Registered owner**(s) shall be required to sign a Financial Assistance Agreement with the Township outlining the work approved for which an incentive is granted, requirements to be met before payment is received, and on-going obligations of an **applicant** with respect to incentives received after completion of approved work.
- g. A business owner or tenant of a building may apply for a program under this **CIP** with written authorization from the **registered owner**(s), but any Financial Assistance Agreement shall be signed by the **applicant**, business owner and/or tenant and the **registered owner**(s).
- h. All applications for a program or incentive shall be consistent with the latest addition of the following:
  - i. Provincial Planning Statement for the Greater Golden Horseshoe, Wellington County **Official Plan** and any other applicable policy, plan or procedure;
  - ii. To work in compliance with Township By-laws.
  - iii. Township's Strategic Plan, Puslinch By Design, Recreation Parks Master Plan, Municipal

Development Standards or any other approved Township policy, plan or procedure; and

- iv. Puslinch Urban Design Guidelines.
- i. Work to be completed for any program under this plan must comply with all applicable by-laws, codes and guidelines including satisfying outstanding work orders (building, fire, zoning, etc.) prior to funding approval.
- j. The total value of all funds provided to an owner/tenant shall not exceed the total value of **eligible costs** associated with the community **improvement** project works.
- k. An **applicant** may be eligible for multiple grants during the term of this **CIP** if the total combined value of grants provided by the Township in any 12-month period shall not exceed \$7,500 per property (or the total value of **eligible costs**, whichever is less).
- l. Financial incentives will not be applied retroactively to works started prior to approval of applications and any application for costs incurred prior to the adoption of this **CIP** will not be considered eligible.
- m. It is important to note that these financial incentive programs are only eligible for local business and cannot be applied to **residential** properties.

In addition to these general eligibility criteria, a set of program-specific eligibility criteria must also be met, which are outlined in the description of financial incentives (below).

## 3.4 Planning and Building Fees Grant

### 3.4.1 Purpose and Anticipated Benefits

- a. Planning and building approvals may be required in relation to a proposed community **improvement** project, such as a use conversion.
- b. In such cases, the Planning and Building Fee Grant may be available to eligible property owners and tenants (with consent from the owner) to offset the fees required by the Township in relation to the proposed **improvement** project.

### 3.4.2 Value

- a. Where all eligibility requirements are fulfilled, a Planning and Building Fees Grant may be provided to cover 50% of the eligible fees required by the Township in relation to a proposed project to a maximum of \$7,500 (or the total value of **eligible costs** related to the project, whichever is less).

### 3.4.3 Eligibility Criteria

- a. To be eligible, the general eligibility criteria set out in Section 3.3 General Eligibility Criteria of this **CIP** apply.
- b. In addition, only projects that are subject to another financial incentive application offered through this **CIP** will be eligible.

### 3.4.4 Eligible Costs

**Eligible costs** are limited to and include the following:

- a. Township planning application fees limited to minor variances, site plans and zoning by-law amendments.
- b. Township building permit or demolition permit fees.

Please note: where the Township incurs costs related to assessing a planning or building application through third-party consultant planning reports, legal consultation, etc., these fees will not be

included as **eligible costs**.

### **3.4.5 Payment**

- a. All completed projects must comply with the description as provided in the grant application form.
- b. The grant will be provided upon successful completion of the approved project. The grant will be paid in a lump sum as a reimbursement of **eligible costs** incurred, or the maximum value of the grant, whichever is less.

## 3.5 Façade, Signage & Landscape Improvement Grant

### 3.5.1 Purpose and Anticipated Benefits

- a. The Façade, Signage, and Landscape **Improvement** Grant may be available to eligible property owners and tenants (with consent of the owner) to assist with the financing of **improvements** to a building's façade, signage, or landscaping on private property.
- b. This grant is intended to promote aesthetic, accessibility, and functional **improvements** to buildings and properties, which otherwise may not occur due to cost premiums associated with these **improvements**.

### 3.5.2 Value

- a. Where a proposed project satisfies the eligibility requirements, a Façade, Signage, and Landscape **Improvement** Grant may be provided for 50% of the **eligible cost** of the façade, signage, and/or landscape **improvements** to a maximum of \$4,500 (or the total value of **eligible costs** related to the project, whichever is less).

### 3.5.3 Eligibility Criteria

To be eligible, the general eligibility criteria set out in Section 3.3 General Eligibility Criteria of this **CIP** apply. In addition, the following criteria apply:

- a. Façade and signage **improvements** must be made to the main façade of a building.
- b. Where a side and/or rear wall is visible from a public street or public space, or fronts onto a laneway or parking lot, façade and signage **improvements** to these walls may also be eligible;
- c. Landscape **improvements** must be made to the front yard or side yard of properties.

### 3.5.4 Eligible Costs

The Façade, Signage, and Landscape **Improvement** Grant may be provided for the following:

- a. For façade **improvements**, **eligible costs** include:
  - i. Restoration or replacement of exterior building treatments, such as brickwork/cladding/siding and architectural detailing;
  - ii. Restoration or replacement of cornices, eaves, and parapets;

- iii. Restoration or replacement of windows, doors and awnings;
  - iv. Restoration or replacement of exterior lighting;
  - v. Chemical or other façade cleaning and exterior painting, or installation of murals or similar wall art;
  - vi. Redesign of storefront or entrance modifications, including **improvements** to accessibility for people with disabilities; and
  - vii. Such other similar **improvements** and repairs that may be necessary to improve the appearance of a building façade exterior.
- b. For signage **improvements, eligible costs** include replacement, repair, **improvement** or installation of signage, including signage lighting.
- c. For landscape **improvements, eligible costs** include:
- i. Addition of landscaping features (plants/green space, including sod, trees, vegetation, etc.);
  - ii. Addition of permanent landscaping elements such as fencing, benches, planters, and lighting;
  - iii. Addition of walkways; and
  - iv. Such other similar **improvements** and repairs that may be necessary to improve the landscaping.
- d. The services of a professional engineer, architect, surveyor, or planner to design and implement the project will also be considered **eligible costs**; however, the maximum amount of a grant for such services shall not exceed 15%.

### 3.5.5 Payment

- a. All completed projects must comply with the description as provided in the grant application form.
- b. The grant will be provided upon successful completion of the approved project. The grant will be paid in a lump sum as a reimbursement of **eligible costs** incurred, or the maximum value of the grant, whichever is less.

## 3.6 Building Improvements Grant

### 3.6.1 Purpose and Anticipated Benefits

- a. The Building **Improvements** Grant may be available to eligible property owners and tenants (with the consent of the owner) to assist with **improvements** to existing buildings that may otherwise be considered cost-prohibitive, and that materially extend the useful life of a building and/or increase the value of a building.
- b. The Building **Improvements** Grant is intended to support **improvements** to existing buildings to meet the current Building Code, improve aesthetic quality, provide for safe and usable eligible uses, and assist with accessibility **improvements** such as the removal of barriers to increase accessibility for people with disabilities.

### 3.6.2 Value

- a. Where a proposed project satisfies the eligibility requirements, the Building **Improvements** Grant may be provided for 50% of the total **eligible costs** to a maximum of \$5,000 (or the total value of **eligible costs** related to the project, whichever is less).

### 3.6.3 Eligibility Criteria

- a. To be eligible, the general eligibility criteria set out in Section 3.3 General Eligibility Criteria of this **CIP** apply.

### 3.6.4 Eligible Costs

- a. The Building **Improvements** Grant may be provided for **eligible costs** related to:
  - i. Structural repairs to walls, ceilings, floors, and foundations;
  - ii. Repair/replacement of building infrastructure, such as roofing, windows, and doors;
  - iii. Repair/replacement of plumbing, electrical, HVAC, and fire protection systems;
  - iv. Weather and flood proofing;
  - v. **Improvements** to accessibility for people with disabilities;
  - vi. Any other **improvements** that may bring a building up to code, or address health, safety, or risk management issues;
  - vii. Interior restoration and design;
  - viii. Installation of ramps, elevators, lifts, and/or automatic door openers.

- b. The services of a professional engineer, architect, surveyor, or planner to design and implement the project will be eligible; however, the maximum amount of a grant for such services shall not exceed 15%.

### 3.6.5 Payment

- a. All completed projects must comply with the description as provided in the grant application form.
- b. The grant will be provided upon successful completion of the approved project. The grant will be paid in a lump sum as a reimbursement of **eligible costs** incurred, or the maximum value of the grant, whichever is less.

## 3.7 Building Conversion, Expansion and Accessibility Improvement Grant

### 3.7.1 Purpose and Anticipated Benefits

- a. The Building Conversion, Expansion and Accessibility **Improvement** Grant may be available to eligible property owners and tenants (with consent of the owner) to assist in the conversion of existing unused or underused space into new eligible uses. Additionally, this program will assist with the removal of barriers and increase accessibility for people with disabilities in the Township. This will include **agriculture-related uses** (e.g. farm stands) which are open to the visiting public and which represent value added agricultural activity.

### 3.7.2 Value

- a. Where a proposed project satisfies the eligibility requirements, a Building Conversion, Expansion and Accessibility **Improvement** Grant may be provided on approved applications based on \$10 per square foot of converted, expanded and/or increasing accessibility of floor space, to a maximum of \$3,000, (or the total value of **eligible costs** related to the project, whichever is less).

### 3.7.3 Eligibility Criteria

- a. To be eligible, the general eligibility criteria set out in Section 3.3 General Eligibility Criteria of this **CIP** apply.

### 3.7.4 Eligible Costs

- a. The Building Conversion, Expansion and Accessibility **Improvement** Grant may be provided for **eligible costs** related to the following types of projects on eligible properties and uses:
  - i. Conversion of vacant or underused non-**commercial**/non-**industrial** building space into new eligible uses; and
  - ii. Expansion of existing eligible uses to increase the gross floor area.
  - iii. Increasing accessibility of the eligible uses.
- b. The services of a professional engineer, architect, surveyor, or planner to design and

implement the project will be eligible; however, the maximum amount of a grant for such services shall not exceed 15%.

### 3.7.5 Payment

- a. All completed projects must comply with the description as provided in the grant application form.
- b. The grant will be provided upon successful completion of the approved project. The grant will be paid in a lump sum as a reimbursement of **eligible costs** incurred, or the maximum value of the grant, whichever is less.



*Township of Puslinch Municipal Offices in Aberfoyle, ON*

## 3.8 Licenced Home Child Care Grant

### 3.8.1 Purpose and Anticipated Benefits

- a. The Licensed Home Child Care Grant may be available to eligible property owners and tenants (with consent from the owner) to assist with **improvements** to existing buildings that may otherwise be considered cost-prohibitive.
- b. This program is intended to support **improvements** to private property to meet the requirements of a Licensed Home Child Care Provider, as defined by Wellington County Home Child Care and the Ministry of Education.

### 3.8.2 Value

- a. Where all eligibility requirements are fulfilled, a Licensed Home Child Care Grant may be provided for 50% of the total **eligible costs** to a maximum of \$2,000 (or the total value of **eligible costs** related to the project, whichever is less).

### 3.8.3 Eligibility Criteria

To be eligible, the general eligibility criteria set out in Section 3.3 of this **CIP** apply. In addition, the following criteria apply:

- a. **Improvement(s)** must be in support of an application to become a Licensed Home Child Care Provider through Wellington County Home Child Care (licensed by the Ministry of Education).

### 3.8.4 Eligible Costs

- a. **Eligible costs** for the Licensed Home Child Care Grant include the following:
  - i. Repair/replacement/installation of fire protection systems;
  - ii. Repair/replacement/installation of indoor play space, outdoor play space, sleeping/resting area, eating area, and diapering/toileting area;
  - iii. Any other **improvements** that may bring a building to meet the minimum legal requirements of a Licensed Home Child Care Provider, as regulated by the Ministry of Education.
- b. The services of a professional engineer, architect, surveyor, or planner to design and implement the project will be eligible; however, the maximum amount of a grant for such services shall not exceed 15%.

### 3.8.5 Payment

- a. All completed projects must comply with the description as provided in the grant application form.
- b. The grant will be provided upon successful completion of the approved project and receipt of proof of licensing to become a Licensed Home Child Care Provider through Wellington County Home Child Care. The grant will be paid in a lump sum as a reimbursement of **eligible costs** incurred (or the maximum value of the grant, whichever is less).

## 3.9 Green Energy, Infrastructure, and Sustainable Development Grant

### 3.9.1 Purpose and Anticipated Benefits

- a. The Green Energy, Infrastructure, and Sustainable Development Grant may be eligible to support projects on existing buildings and new developments that implement natural systems and infrastructure to manage stormwater, improve air quality, reduce carbon emissions, enhance community well-being and increase climate resilience
- b. This grant will encourage the implementation of natural elements and systems (i.e. green roofs, solar panels, rain barrels, etc.) to enhance the overall sustainability of a building
- c. The grant may be eligible to support new development projects that implement natural systems, sustainable infrastructure and building practices to manage stormwater, improve air quality, reduce carbon emissions, enhance community well-being and increase climate resilience.

### 3.9.2 Value

- a. Where all eligibility requirements are fulfilled, the Green Energy, Infrastructure, and Sustainable Development Grant may be provided for 50% of the total **eligible costs** to a maximum of \$3,000 (or the total value of **eligible costs** related to the project, whichever is less).
- b. The Township may increase the maximum value of the grant per property when one or more of the following criteria are met (subject to eligible funds); maximum value to be determined by the **CIP** Implementation Committee:
  - i. An eligible site is a new **commercial, industrial, or mixed-use**.

### 3.9.3 Eligibility Criteria

- a. Properties will be eligible for the Green Energy, Infrastructure, and Sustainable Development Grant if the proposed potential use being investigated is in accordance with Purpose and Anticipated Benefits.
- b. All general eligibility criteria set out in Section 3.3 General Eligibility Criteria of this **CIP** must be met
- c. Implementation or **improvements** must meet one or more of the following objectives ,as

demonstrated through supportive written rationale and literature:

- i. Improved stormwater management
- ii. Reduced heat island effect
- iii. Reduced energy consumption
- iv. Air quality **improvement**
- v. Climate change resilience
- vi. Biodiversity conservation
- vii. Improved social and community well-being

#### **3.9.4 Eligible Costs**

- a. For a Green Energy, Infrastructure and Sustainable Development project, **improvements** or repairs to an existing **industrial, commercial** or **mixed-use** building that meets one or more of the listed objectives are eligible
- b. Eligible costs** include, but are not limited to:
  - i. Installation or purchase of materials for rain gardens
  - ii. Installation of permeable pavement
  - iii. Installation and/or purchase of materials for rain harvesting systems
  - iv. Installation and/or preparation for green roofs and living walls
  - v. Installation and/or purchase of materials for bioswales and bioretention areas
  - vi. Installation of infiltration trenches or other infiltration systems
  - vii. Installation or purchase of materials for pollinator gardens or community gardens
  - viii. Installation of stormwater bump-outs/curb extensions
  - ix. Installation of native trees
  - x. Installation and/or purchase of LED lighting
  - xi. Installation of smart thermostat systems
  - xii. Improved insulation
  - xiii. Window and door replacement
  - xiv. Installation and/or purchase of solar panels
  - xv. Installation of energy-efficient HVAC systems
  - xvi. Installation and/or purchase of reflective roofing materials
  - xvii. Any other **improvements**/installations/repairs deemed environmentally friendly by the Township

### 3.9.5 Payment

- a. All completed projects must comply with the description as provided in the grant application form.
- b. The grant will be provided upon successful completion of the approved project. The grant will be paid in a lump sum as a reimbursement of **eligible costs** incurred, (or the maximum value of the grant, whichever is less).

## 3.10 Commercial Conversion Start-Up Grant

### 3.10.1 Purpose and Anticipated Benefits

- a. The **Commercial** Conversion Start-Up Grant may be available to eligible property owners and tenants (with the owner's consent) to assist with the small-scale conversion of existing vacant or underutilized space into new **commercial, mixed-use**, and other eligible uses.
- b. This grant is intended to support new small business start-ups to renovate or improve leased **commercial** space
- c. Financing of permanent interior leasehold **improvements** or accessibility **improvements** for **commercial** space to increase the marketability of property and rental units

### 3.10.2 Value

- a. Where all eligibility requirements are fulfilled, a **Commercial** Conversion Start-Up Grant may be provided for \$20 per square foot of converted, expanded and/or increasing accessibility of floor space, to a maximum of \$7,500, (or the total value of **eligible costs** related to the project, whichever is less).

### 3.10.3 Eligibility Criteria

- a. Properties will be eligible for the **Commercial** Conversion Start-Up Grant if the proposed potential use being investigated is in accordance with Purpose and Anticipated Benefits
- b. All general eligibility criteria set out in Section 3.3 General Eligibility Criteria of this **CIP** must be met.

### 3.10.4 Eligible Costs

- a. The **Commercial** Conversion Start-Up Grant may be provided for the construction and renovation costs related to the following types of projects:
  - i. Conversion of non-**commercial** or vacant building space into new **commercial, mixed-use**, secondary uses, and other eligible uses;
  - ii. Conversion of existing ground-floor **commercial** space to better suit a new **commercial** use (e.g., retail to restaurant); and
  - iii. Expansion of existing eligible uses to increase the gross floor area.
  - iv. The added installation, change, repair and/or restoration of rooms, plumbing, heating,

- HVAC, electrical, flooring, ceiling, walls, other structurally permanent elements, etc.
  - v. The services of a professional engineer, architect, surveyor, or planner to design and implement the project will be eligible; however, the maximum amount of a grant for such services shall not exceed 15%
  - vi. Implementation of accessibility **improvements** (AODA compliant)
  - vii. Demolition or removal of fixtures, structural, and non-conforming or hazardous materials
- b. The Grant will also apply to the adaptive reuse of derelict structures.

### 3.10.5 Payment

- a. All completed projects must comply with the description as provided in the grant application form.
- b. The grant will be provided upon successful completion of the approved project. The grant will be paid in a lump sum as a reimbursement of **eligible costs** incurred, or the maximum value of the grant, whichever is less.

# 4.0 Wellington County Participation In Financial Incentive Programs

## 4.1 About the Programme

- a. The Wellington County Financial Incentive Program is a strategic planning and economic development framework that directly supports Wellington County’s longer-term planning and economic development goals and priorities by supporting the incentive programs contained in Local Municipal **CIPs**. The updated Financial Incentive Program adopted by Wellington County in early 2023 sets out the goals, priorities, and incentive programs framework for Wellington County’s participation in Local Municipal **CIPs**.
- b. If Local Municipalities in Wellington County wish to receive funding from Wellington County to support incentive program applications approved under their **CIPs**, they must apply to Wellington County for funding. Wellington County retains the right to determine on an application by application basis, whether or not to provide a grant or loan to the local municipality under its Financial Incentive Program, and furthermore, the terms and conditions in relation to such a grant or loan.
- c. The full program is available on Wellington County’s website and should be reviewed for full details regarding Wellington County’s participation in the Township’s **CIP** programs. Wellington County’s Financial Incentive Programs may be revised from time to time by Wellington County.
- d. It should be noted that any funding amount approved by Wellington County to support an incentive program application approved by the Township is in addition to the applicable maximum grant/loan amount approved and available from the Township.



*Tully’s Way Farm in Morriston, ON*

# 5.0 Implementation

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## 5.1 Administration

### 5.1.1 Implementation Period

It is anticipated that the **CIP** will be implemented over a 15-year period, at which time a review should occur. Council may extend or reduce the implementation period, as deemed appropriate or necessary, subject to an amendment of the **CIP**.

### 5.1.2 Roles & Responsibilities

Township Council will:

- a. Delegate its responsibility for approving or refusing applications for financial incentive programs to the **CIP** Implementation Committee.
- b. Contribute to the overall administration of the **CIP** (subject to the Township's priorities and the availability of resources/funding) as follows:
  - i. Determining which of the **CIP** financial incentive programs will be put into effect in any given year during the implementation period, if any; and
  - ii. Identifying (as part of the annual budgeting process) a community **improvement** budget for financial incentives that have been put into effect for that year, if any, in accordance with Section 5.2 Financial Management of this **CIP**.

The **CIP** Implementation Committee will:

- a. Consist of Township staff representatives from the following Township departments:
  - i. Building
  - ii. Corporate Services
  - iii. Finance
- b. A staff person with expertise on site-specific matter may also be consulted to assist with the review and evaluation of application. The Committee shall also be authorized to retain other qualified professionals as required.
- c. Be responsible for:

## Implementation

- i. Reviewing and evaluating applications for financial incentives;
- ii. Approving or refusing applications for financial incentive programs;
- iii. Marketing the **CIP**;
- iv. Monitoring the **CIP**, and providing annual reports to Council with respect to the costs and benefits of the **CIP**; and
- v. Making recommendations to Council with respect to:
  - i. Financial Incentive Programs to be put into effect in any given year; and
  - ii. Identifying an annual community **improvement** budget for financial incentives.

### 5.1.3 Administration of Financial Incentives

- a. The Township may put into effect any number of the financial incentives identified in this **CIP** during the implementation period, subject to the availability of Township funds and other resources.
- b. Annually, the **CIP** Implementation Committee may make recommendations to Council with respect to the administration of financial incentives.
- c. Except where otherwise identified in this **CIP**, applications for financial incentives will be received on a first-come, first-served basis to the limit of the available funding approved for that year.
- d. Applications will be evaluated promptly, in accordance with:
  - i. General eligibility requirements, as outlined in 3.3 General Eligibility Criteria;
  - ii. Program eligibility requirements, as outlined in each of the grant program details (3.0 Financial Incentive Programs);
  - iii. Application requirements, as outlined in 5.3 Applying for Financial Incentives; and
  - iv. A Council-approved budget.
- e. The Township will prioritize applications under this **CIP** based on the completeness and quality of the applications received, overall community benefit based on the goals and objectives in this **CIP**, and available budget for the **CIP**.
- f. In cases where the **CIP** Implementation Committee refuses an application for financial incentives, all **applicants** will have the right to appeal the decision to the Township Council. If a decision is appealed, a staff report will be prepared for Council detailing the Committee's decision. The property owner may appear at the Council Meeting to detail their appeal.

### 5.1.4 Plan Amendments

As a result of the monitoring and evaluation, amendments to the **CIP** may be required. The following

## Implementation

summarizes when **CIP** amendments are, and are not, required:

- a. An amendment to the **CIP** will not be required to:
  - i. Reduce funding levels for the financial incentive programs; or
  - ii. Discontinue or cancel any of the financial incentive programs identified.
- b. An amendment will be required to the **CIP** or implementing by-laws to:
  - i. Extend the implementation period of the **CIP**;
  - ii. Add any new financial incentive programs;
  - iii. Modify the eligibility criteria related to financial incentive programs offered; and
  - iv. Modify the geographic area (i.e., the **CIPAs**) to which financial incentive programs apply.

Amendments to this **CIP** will be passed by Township Council under the *Planning Act*. The Township may also be required to pre-consult with the Ministry of Municipal Affairs and Housing on any amendments to this **CIP**.

## 5.2 Financial Management

### 5.2.1 Management and Availability

The Township's original **CIPA** has been broadened to the extents of the full Township boundary. The purpose of this is to respond to unique needs, issues, and opportunities in certain areas of the full Township. By identifying this, the Township has created a flexible approach to community **improvement**, that will allow the Township to focus on multiple key economic areas during the implementation period. However, given the large geographic area of the Township, and the number of businesses and property owners within the **CIPA**, that may wish to access financial incentive programs, not all applications will be eligible for the various suites of financial incentive programs in each year of implementation. As outlined, on an annual basis, Council will approve an implementation plan, which sets out:

- a. Financial incentive programs that will be available within the **CIPA** for that year, if any; and
- b. A community **improvement** budget for financial incentives that have been put into effect for that year, if any.

### 5.2.2 Funding Sources

The Township funds the financial incentive programs described in the **CIP**. Township funds are identified annually in the municipal budget.

Additional funding may be available through Wellington County's Financial Incentives.

### 5.2.3 Payments

No payment or grant shall be made under this **CIP** without authorization by the Director of Finance/ Treasurer of the Township (or designate) and the Chief Administrative Officer of the Township (or designate).

Payments under the Wellington County programme shall be made in accordance with practices and procedures approved by both Wellington County and the Township.



*Aberfoyle Antique Market in Aberfoyle, ON*

## 5.3 Applying for Financial Incentives

### 5.3.1 Application Process

The following provides a summary of the process for the submission, evaluation, and approval of Financial Incentive Program applications and is not intended to be exhaustive:

- a. Applications must be submitted in accordance with the requirements outlined.
- b. The **CIP** Implementation Committee will evaluate all applications and supporting materials. **Applicants** will be notified if their submission is incomplete.
- c. Based on the evaluation of complete applications, a decision will be made with respect to the approval or refusal of an application.
- d. For applications that are approved, a Financial Assistance Agreement will be prepared and executed.
- e. Any financial incentive program commitments may be cancelled if work does not commence within six (6) months of approval of an application, reach completion within twelve (12) months of approval of an application, or if a project is not undertaken or completed in accordance with the Financial Assistance Agreement.
- f. When projects are completed, a statement with supporting invoices and proof of payment shall be submitted to the Township. Following this, the work will be inspected by the Township and, if approved, notice of completion will be issued, and the financial assistance will be initiated.
- g. Upon completion of a community **improvement** project, the Township reserves the right to inspect any properties/buildings or to audit final costs at the owner's expense.
- h. Funding approval will lapse if a notice of completion is not issued within eight (8) months of the date of execution of the Financial Assistance Agreement.
- i. The **CIP** Implementation Committee may grant an extension of up to four (4) months for community **improvement** works following receipt of a written request by the owner setting out the reasons for the extension and providing a new date of completion.
- j. Should the **applicant** fall into default of any of the requirements of the financial incentive program or other requirements established by the Township, incentives may be delayed, reduced, or cancelled. **Applicants** may be required to repay funds to the Township.

### 5.3.2 Application Requirements

Applications for financial incentives offered through the **CIP** must include:

- a. One (1) copy of a completed and signed application form.
- b. One (1) copy of all supporting documentation, as determined by the **CIP** Implementation Committee, which may include (but is not limited to):
  - i. Good quality photographs of the existing condition of the buildings and property;
  - ii. Past/historical photographs and/or drawings (where available);
  - iii. Specifications of the proposed project, including design drawings prepared by a design professional (if available) or sketches, renderings, and/or elevation drawings illustrating the proposed **improvements**;
  - iv. Two (2) detailed independent contractor estimates for each component of the proposed eligible work, or two estimates covering all the components of the eligible work;
  - v. A statement with respect to how the proposed project meets the overall goals and objectives of the **CIP**; and
  - vi. Any additional requirements as determined by the **CIP** Implementation Committee.
- c. The Township is not responsible for any of the costs associated with the preparation of a **CIP** financial incentive application.

### 5.3.3 Additional Terms & Conditions

- a. No approval issued by the Township for an incentive under any financial incentive program shall eliminate the need for **registered owner(s)** or duly authorized tenants or business owners or their contractors to obtain a building permit or any other Township required approval or authorization for the work to be done, comply with all other applicable municipal by-laws and codes, obtain approvals from other local, provincial or federal agencies, Conservation Authority, or comply with all applicable health and safety standards;
- b. The **applicant** also agrees to maintain any **improvement** approved under this **CIP**. In the event any **improvement** to a building or lands for which an incentive has been provided is destroyed or not properly maintained by an **applicant**, the Township may at its sole discretion rescind the approval provided within 5 years and seek to collect any payment under this financial incentive program from an **applicant** in a like manner to taxes.

## Implementation

- c. The Township will promote the financial incentive programs and reserves the right to use approved and funded projects as examples in promotional programming. The Township may promote an approved project by using photographs and descriptions of the project in promotional materials.

# 6.0 Interpretation

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## 6.1 Definitions

**Agriculture-related use** Refers to small scale **commercial** and **industrial** uses, directly related to a farm operation and located in proximity to said operation (e.g., roadside farm stand).

**Applicant** Means **registered owners**, assessed owners and tenants of lands and buildings within the **CIPA**, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan.

**Commercial** Means any property or building that is engaged in commerce, involved in work that is intended for the mass market, or used for the sale or production of goods.

**Community Improvement Plan (CIP)** Means a plan for the community **improvement** of a **CIPA**.

**Community Improvement Project Area (CIPA)** Means a municipality or an area within a municipality, the community **improvement** of which, in the opinion of Council, is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason. Incentives under this **CIP** are limited to the **CIPA**.

**Eligible costs** Means costs related to environmental site assessment, environmental remediation, development, **redevelopment**, construction, and reconstruction of lands and buildings, including **rehabilitation** and energy efficiency **improvements**, as specified in this CIP and its associated financial incentive programs.

**Improvement** Means any reconstruction, rehabilitation, addition, alteration, or enhancement of a structure, including but not limited to façade or signage **improvements**, and includes any works eligible under this CIP and its associated financial incentive programs.

**Industrial** Means, without limiting the generality thereof, the manufacturing, assembling, making, producing, preparing, inspecting, grading, ornamenting, finishing, treating, cleaning, washing, altering, repairing, restoring, processing, polishing, refinishing, packing, adapting for sale, warehousing, storing, breaking up or demolishing of goods, substances, articles or things or any part or parts thereof; or the production or storage of building or construction equipment or materials, but does not include any use prohibited by the Township Zoning By-law.

Interpretation

**Key urban corridor** Is defined as the Urban Centres of Aberfoyle and Morrison, as well as the Brock Road **industrial** area.

**Mixed-use** Means any combination of permitted **commercial** uses and **residential** uses, but shall not include **residential** uses in the first story.

**Official Plan** Means a comprehensive long-range plan for land use which guides growth and land use change in a municipality.

**Redevelopment** Means either the demolition of existing buildings unfit for occupancy or their replacement with new buildings, or the restoration of buildings or properties.

**Registered Owner** Is the owner listed on the legal title of the property (through the land registry system).

**Rehabilitation** Means any efforts that result in the productive reuse of lands and/or buildings within the **CIPA**.

**Residential** Means a building or portion thereof designed, intended, occupied or capable of being occupied as one or more **residential** dwelling unit(s) but does not include a hotel, motel, or bed and breakfast establishment as defined in the Township Zoning By-law.



TOWNSHIP OF

**PUSLINCH**



## **REPORT COR-2026-014**

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TO: Mayor and Members of Council

PREPARED BY: Justine Brotherston, Director of Corporate Services  
/Municipal Clerk

PRESENTED BY: Justine Brotherston, Director of Corporate Services  
/Municipal Clerk

MEETING DATE: April 15, 2026

SUBJECT: ERO Postings Proposed Changes to *Planning Act, Building Code Act, Municipal Act, City of Toronto Act*

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### **RECOMMENDATION**

**That Report COR-2026-014 ERO Postings Proposed Changes to *Planning Act, Building Code Act, Municipal Act, City of Toronto Act* be received for information; and,**

**That Council direct staff to prepare comments in response to the ERO postings for Council's consideration at the May 6, 2026 Council Meeting; and,**

**That Council direct staff to prepare and submit comments in response to ERO posting 026-0300 on behalf of the Township in order to meet the April 29, 2026 ERO commenting deadline.**

### **Purpose**

The purpose of this report is to provide Council with a number of ERO postings that have been published for public feedback regarding the Province's proposed changes to various Acts and Regulations as outlined in the ERO postings.

### **Background**

<b>ERO Posting Number</b>	<b>Summary</b>	<b>Commenting Deadline</b>
026-0300	The Province is proposing a number of amendments to the <i>Planning Act</i> and <i>City of Toronto Act, 2006</i> with respect to:	April 29, 2026

	<ol style="list-style-type: none"> <li>1) Streamlining and Standardizing Official Plans</li> <li>2) Complementary Changes to support Implementation of Streamlining and Standardizing Official Plans</li> <li>3) Minimum Lot Sizes on parcels of urban residential land outside the Greenbelt Area</li> <li>4) Minister’s Zoning Orders</li> <li>5) Upper-tier Planning Responsibilities in Simcoe</li> <li>6) Encumbered Parkland and Privately Owned Public Spaces (POPS)</li> </ol> <p>The Province is proposing a number of amendments to the <i>Planning Act</i>, <i>Municipal Act</i>, <i>Building Code Act, 1992</i> and <i>City of Toronto Act, 2006</i> with respect to:</p> <ol style="list-style-type: none"> <li>1) Stie Plan: Prohibit Mandatory Municipal Enhancement Development Standards and Green Building Standards</li> </ol>	
026-0309	The Province is seeking feedback on a proposed Minister’s regulation that would have the effect of removing authority to require as a condition of land division approvals, mandatory enhanced development standards at the lot level (outside of buildings), that are not specifically required for health, safety, accessibility or protection of adjoining lands (e.g. stormwater management).	May 14, 2026
026-0310	The Province is seeking feedback on proposed changes to the <i>Planning Act</i> and <i>City of Toronto Act, 2006</i> that would reform municipal site plan approval process.	May 14, 2026
026-0312	The Province is seeking feedback on a Minister’s regulation under the <i>Planning Act</i> to standardize parkland dedication requirements in Ontario in respect of the conveyance of developer-identified parklands, including encumbered lands and privately owned public spaces (POPS).	May 14, 2026
026-0313	The Province is seeking feedback on a proposal for regulation(s) under the <i>Planning Act</i> that would identify the only information and material that planning authorities could require as part of a complete application, to provide more certainty and predictability for applicants and support faster planning approvals.	May 14, 2026

026-0314	The Province is seeking feedback on proposed changes to various regulations under the <i>Planning Act</i> and the <i>City of Toronto Act, 2006</i> to identify additional certified professionals for the purposes of a complete application. New and amending regulations under the <i>Planning Act</i> and the <i>City of Toronto Act, 2006</i> were filed on January 22, 2026 to specify professional engineering as a “prescribed profession” for the purposes of a complete application. The Province is now seeking feedback on adding additional certified professions.	May 14, 2026
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**Financial Implications**

There are no financial implications anticipation unless Council should direct staff to seek input from its consultants in drafting the Township’s comments.

**Applicable Legislation and Requirements**

*Building Code Act, 1992, S.O. 1992, c. 23*

*Municipal Act, 2001, S.O. 2001, c. 25*

*Planning Act, R.S.O. 1990, c. P.13*

**Engagement Opportunities**

None

**Attachments**

Schedule “A” – 026-0300

Schedule “B” – 026-0309

Schedule “C” – 026-0310

Schedule “D” – 026-0312

Schedule “E” – 026-0313

Schedule “F” – 026-0314

**Respectfully submitted,**

**Reviewed by:**

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**Justine Brotherston  
Director of Corporate Services/  
Municipal Clerk**

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**Courtenay Hoytfox,  
CAO**

# Proposed Planning Act, City of Toronto Act, 2006, Building Code Act, 1992 and Municipal Act, 2001 Changes (Schedules 1, 2 and 7 of Bill 98, the Building Homes and Improving Transportation Infrastructure Act, 2026)

ERO (Environmental Registry of Ontario) number	026-0300
Notice type	Act
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal
Proposal posted	March 30, 2026
Comment period	March 30, 2026 - April 29, 2026 (30 days) Open
Last updated	March 30, 2026

This consultation closes at 11:59 p.m. on:

**April 29, 2026**

## Proposal summary

The government is seeking feedback on proposed legislative changes to the Planning Act, City of Toronto Act, 2006, Building Code Act, 1992 and Municipal Act, 2001 through Bill 98, the proposed Building Homes and Improving Transportation Infrastructure Act, 2026.

## Proposal details

The government is seeking public feedback on proposed legislative changes under the proposed *Building Homes and Improving Transportation Infrastructure Act, 2026* and related regulatory changes to further support

housing, economic, and infrastructure development, and advance key transportation and transit priorities.

We welcome your thoughts on the following changes proposed under Bill 98, the proposed Building Homes and Improving Transportation Infrastructure Act, 2026.

### **Proposed Planning Act, City of Toronto Act, 2006, Building Code Act, 1992 and Municipal Act, 2001 changes**

Schedules 1, 2 and 7 of Bill 98 propose a number of amendments to the Planning Act and City of Toronto Act, 2006. If passed, proposed changes would:

#### **Streamlining and Standardizing Official Plans**

- Changes are proposed to the Planning Act to streamline and standardize municipal official plans by:
  - Including the details of a standardized structure for local (lower- and single-tier municipality and planning board) official plans through a table of contents and schedules as follows:
    - Introduction and How to Use this Plan
    - Strategic Planning Framework
    - Indigenous Engagement
    - Settlement Area Structure and Growth Needs and Management
    - Residential and Mixed Uses
    - Economy and Employment Areas
    - Rural Areas and Agricultural System
    - Infrastructure, Facilities and Community Services
    - Local Landscape and Resource Management
    - Implementation and Interpretation
    - Schedules;
      - A1 Settlement Boundaries, Urban/Rural Structure and Provincial Plans
      - A2 Strategic Growth Areas and Intensification Areas
      - A3 Land Use Designations
      - B1 Transportation and Corridors
      - B2 Infrastructure
      - B3 Public Service Facilities, Parks and Open Space
      - C1 Natural Environment
      - C2 Water Resources

- C3 Resource Potential
  - C4 Natural and Human-made Hazards
- Including the details of a standardized set of land use designations to be used in local official plans (lower- and single-tier municipality and planning board) as follows:
  - **Neighbourhoods**, permitting residential uses, small-scale commercial uses, institutional uses (including cemeteries), and other uses as prescribed.
  - **Mixed-Use Areas**, permitting residential uses, commercial uses, institutional uses (including cemeteries), industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects, and other uses as prescribed.
  - **Mixed-Use Commercial Areas**, permitting industrial, manufacturing and small-scale warehousing uses and other uses as prescribed. Commercial and institutional uses are permitted only if they are not sensitive land uses.
  - **Employment Areas**, permitting the uses permitted in areas of employment, as defined in the Planning Act.
  - **Major Facilities**, permitting manufacturing uses, industrial uses, infrastructure uses, and other uses as prescribed.
  - **Parks and Open Spaces**, permitting recreational uses, cemetery uses, and other uses as prescribed.
  - **Natural Environment and Water Resource Areas**, permitting conservation uses and other uses as prescribed.
  - **Resource Areas**, permitting resource extraction uses.
  - **Rural Lands**, permitting residential uses, small-scale commercial uses, small-scale industrial uses, agricultural and agriculture-related uses, on-farm diversified uses, resource management uses, resource-based recreational uses, cemetery uses, and other uses as prescribed.
  - **Prime Agricultural Areas**, permitting agricultural and agriculture-related uses, on-farm diversified uses and other uses as prescribed.
  - **Specialty Crop Areas**, permitting agricultural and agriculture-related uses, on-farm diversified uses and other uses as prescribed.

- **Shoreline Areas**, permitting marina uses, recreational uses, residential uses, and other uses as prescribed.
  - The Minister may also set out further direction on implementing any of these designations, including using two or more sub-designations.
- Providing for proposed changes coming into force January 1, 2028 for the 29 large and fast-growing municipalities, and January 1, 2029 for all other municipalities.
- The government intends to bring these changes into force once additional consultation on secondary plans and upper-tier official plan content is complete, and any final refinements are made to the framework.

### **Complementary Changes to Support Implementation of Streamlining and Standardizing Official Plans**

- Changes are proposed to the Planning Act to support implementation of the proposed new official plan framework, including:
  - Removing redundant requirement for municipalities to include climate change policies in their official plans,
  - Providing that for an already approved protected major transit station area (PMTSA), only official plan amendments changing the boundaries of the PMTSA or the planned population and jobs for the area would require the Minister's approval, and
  - Providing the Minister with authority to exempt lower-tier municipalities from requirement to conform with upper-tier official plan to facilitate implementation of testing for the proposed official plan framework.

### **Site Plan: Prohibit Mandatory Municipal Enhanced Development Standards and Green Building Standards**

- Changes are proposed to the Planning Act, Municipal Act, 2001, Building Code Act, 1992, and City of Toronto Act, 2006 that would have the effect of:
  - removing municipal authority to require certain mandatory Enhanced Development Standards (EDS) at the lot level, outside of buildings (e.g., green development standards), that are not specifically required for health or safety (e.g., stormwater management)

- providing even greater clarity that green building/construction standards are voluntary and cannot be imposed by municipalities.
- Specifically, the proposed changes would:
  - remove references to “sustainable design” from site plan control
  - clarify zoning cannot be used to require sustainable elements,
  - expressly provide that mandatory green building/construction standards are not permitted, including as part of site plan control, and
  - remove provisions that would have authorized municipalities to require green building standards, if the government had made enabling regulatory amendments (i.e., a green pick list).
- Changes are also proposed that would create regulation-making authority under the Planning Act and the City of Toronto Act, 2006 which could be used to explicitly prohibit municipalities from requiring specific Enhanced Development Standard elements as part of a site plan approval, if required.

Additional changes related to Enhanced Development Standards are proposed under [ERO #026-0309 \(https://ero.ontario.ca/index.php/notice/026-0309\)](https://ero.ontario.ca/index.php/notice/026-0309). The proposed regulation would prohibit mandatory enhanced development standards as a condition of land division approvals

### **Minimum Lot Sizes**

- Changes are proposed to the Planning Act to create a regulation-making authority to allow the Minister of Municipal Affairs and Housing to set a minimum lot size on parcels of urban residential land, outside the Greenbelt Area.
  - A parcel of urban residential land is defined in the Planning Act as a parcel within the settlement area of a municipality that is zoned for residential use (other than ancillary residential use) and is fully serviced by public sewage and water.
  - Any municipal zoning requirement for minimum frontage and/or minimum depth that would not allow for the minimum lot size standard to be met would be inapplicable.
  - A regulation under this authority would not apply directly to the subdivision or consent process, but could be relevant to such applications

- Consequential changes are proposed to the City of Toronto Act, 2006 to ensure a regulation establishing minimum residential lot area requirements under the Planning Act would apply in the City of Toronto.

**ERO 025-1100 Consultation on Minimum Lot Sizes**  
**(<https://ero.ontario.ca/index.php/notice/025-1100>)**

### **Minister's Zoning Orders**

- Changes are proposed to the Planning Act that would remove the legislative requirement for the Minister to provide notice on proposed amendments to or revocations of Minister's Zoning Orders (MZOs).

### **Upper-tier Planning Responsibilities in Simcoe County**

- The More Homes Built Faster Act, 2022 (Bill 23) and the Cutting Red Tape to Build More Homes Act, 2024 (Bill 185) made changes to the Planning Act that, once brought into force, remove planning responsibilities under the Planning Act from 7 upper-tier municipalities identified in the legislation: Durham, Halton, Niagara, Peel, Simcoe, Waterloo, and York. Planning responsibilities have been removed from all the identified municipalities except for Simcoe.
- Changes are proposed to the Planning Act to provide flexibility for removing Simcoe County's planning responsibilities in up to three separate phases, based on municipal readiness:
  - The Town of Innisfil, the Town of Bradford West Gwillimbury, and the Town of New Tecumseth,
  - Specific prescribed lower-tier municipalities within Simcoe, and
  - All other municipalities in Simcoe.

### **Encumbered Parkland and Privately Owned Public Spaces (POPS)**

- Bill 23, the *More Homes Built Faster Act, 2022*, added subsections 42 (4.30) to (4.39) to the *Planning Act*, which, once brought into force, would provide for:
  - developer-identified lands, including those with encumbrances and privately owned public spaces (POPS), to count towards any municipal parkland dedication requirement,
  - the landowner to appeal to the Ontario Land Tribunal (OLT) in cases where the municipality rejects developer-identified land, with the OLT

required to order the land to be conveyed to the municipality if it meets prescribed criteria.

- Changes are proposed to the *Planning Act* to facilitate easements for POPS, authorize municipalities to require agreements for encumbered land (i.e., strata lands) that can be registered on title, provide for a credit system whereby encumbered land and POPS arrangements would receive a minimum credit of 70%, and establish a timeframe of 90 days for municipal decisions after which a developer could appeal a non-decision to the OLT.

## **Impact on the Environment**

The proposed legislative changes which standardize and streamline the structure of official plans and establish a standardized set of land use designations are anticipated to have a neutral impact on the environment as municipal decisions must still be consistent with the Provincial Planning Statement and conform or not conflict with provincial plans. Proposed changes that would remove legislative provisions regarding including climate change policies in official plans would not change the requirement in the Provincial Planning Statement for municipalities to plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through a variety of approaches.

The proposed changes related to encumbered parkland and POPS could increase the conveyance of suitable parkland, especially in urban areas. The ministry will monitor implementation to ensure residents continue to benefit from high-quality local parks.

## **Analysis of Regulatory Impact**

Building on previous legislative and regulatory changes, the initiatives are anticipated to further support streamlining land use planning processes; building more homes faster; and creating more certainty in the development approvals processes.

### **Costs**

Any costs incurred by municipalities in updating their official plan at the time of their required review and update are considered part of normal business and assumed to be included in the municipal budget. The proposed legislative

changes would result in additional costs related to municipal staff learning about the changes and transitioning their official plan to a new standard format.

The proposed legislative changes for enhanced development standards and minimum lot size would result in additional costs related to municipal staff learning about the changes.

The proposed legislative changes for encumbered parkland and POPS are expected to result in additional costs related to municipal staff learning about the changes. There could also be additional costs to municipalities related to legal costs associated with entering into agreements with landowners in respect of encumbered lands and POPS arrangements as part of municipal parkland dedication requirements. These legal costs are expected to increase because developers could meet all parkland requirements using encumbered lands or POPS arrangements, which municipalities would likely seek to secure through agreements.

There are no direct compliance cost implications to other parties because of these proposed legislative changes, including consumers, businesses, and the government.

### Benefits

The changes would benefit Ontarians broadly, as they are intended to simplify and streamline official plans and land use designations, making them more predictable and consistent for approvers and applicants. This could result in time and cost savings on a project-by-project basis for applicants, homeowners and others. Municipalities would benefit in the long term from simpler official plan updates and fewer site-specific amendments, while applicants gain clarity and consistency that could result in reduced application needs and therefore related costs.

The proposed legislative changes for developer-identified parkland, including encumbered parkland and POPS, would make land use more efficient, standardize parkland requirements, and reduce costs for homebuilders, especially in urban areas.

# Supporting materials

## Related links

[Planning Act \(https://www.ontario.ca/laws/statute/90p13\)](https://www.ontario.ca/laws/statute/90p13)

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[City of Toronto Act, 2006 \(https://www.ontario.ca/laws/statute/06c11?highlight=false&lang=en&option=%7B%22selection%22%3A%5B%22current](https://www.ontario.ca/laws/statute/06c11?highlight=false&lang=en&option=%7B%22selection%22%3A%5B%22current)

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[Municipal Act, 2001 \(https://www.ontario.ca/laws/statute/01m25\)](https://www.ontario.ca/laws/statute/01m25)

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[Building Code Act, 1992 \(https://www.ontario.ca/laws/statute/92b23\)](https://www.ontario.ca/laws/statute/92b23)

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[Bill 98, Building Homes and Improving Transportation Infrastructure Act, 2026 \(https://www.ola.org/en/legislative-business/bills/parliament-44/session-1/bill-98\)](https://www.ola.org/en/legislative-business/bills/parliament-44/session-1/bill-98)

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## Related ERO (Environmental Registry of Ontario) notices

[Consultation on upper-tier official plans, secondary plans, and site and area-specific policies \(/notice/026-0315\)](/notice/026-0315)

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[Proposed Changes to Various Regulations Under the Planning Act to Facilitate the Electronic Submission of Information and Materials to Approval Authorities and Allow Notices to be Given Electronically to the Province \(/notice/026-0305\)](/notice/026-0305)

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[Proposed Changes to Various Regulations Under the Planning Act and the City of Toronto Act, 2006 to Specify Additional “Prescribed Professions” for the Purposes of a Complete Application \(/notice/026-0314\)](/notice/026-0314)

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[Proposed Regulatory Approach to Establish a Minimum Residential Lot Size in Urban Areas \(/notice/026-0311\)](/notice/026-0311)

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[Proposed Regulation to Prohibit Mandatory Enhanced Development Standards as a Condition of Land Division Approvals \(/notice/026-0309\)](/notice/026-0309)

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[Proposed Changes to Support Standardizing of Parkland Requirements Under the Planning Act \(/notice/026-0312\)](/notice/026-0312)

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## View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Planning and Housing Policy Branch  
13th Flr, 777 Bay St  
Toronto, ON  
M7A 2J3  
Canada

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## Comment

Let us know what you think of our proposal.

Have questions? Get in touch with the contact person below. Please include the ERO (Environmental Registry of Ontario) number for this notice in your email or letter to the contact.

[Read our commenting and privacy policies. \(/page/commenting-privacy\)](/page/commenting-privacy)

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PlanningConsultation@ontario  
.ca

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## Connect with us

### Contact

PlanningConsultation@ontario  
o.ca



[PlanningConsultation@ontario.ca](mailto:PlanningConsultation@ontario.ca)

# Proposed Regulation to Prohibit Mandatory Enhanced Development Standards as a Condition of Land Division Approvals

ERO.(Environmental Registry.of.Ontario) number	026-0309
Notice type	Regulation
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal
Proposal posted	March 30, 2026
Comment period	March 30, 2026 - May 14, 2026 (45 days) Open
Last updated	March 30, 2026

This consultation closes at 11:59 p.m.

on:

**May 14, 2026**

## Proposal summary

The government is seeking feedback on a proposed Minister's regulation that would have the effect of removing authority to require certain mandatory Enhanced Development Standards or sustainability measures as a condition of land division approval.

## Proposal details

The government is seeking public feedback on proposed legislative changes under the proposed *Building Homes and Improving Transportation Infrastructure Act, 2026* and related regulatory changes to further support housing, economic, and infrastructure development, and advance key transportation and transit priorities.

The government is seeking feedback on a proposed Minister’s regulation that would have the effect of removing authority to require, as a condition of land division approvals, mandatory enhanced development standards at the lot level (outside of buildings), that are not specifically required for health, safety, accessibility or protection of adjoining lands (e.g., stormwater management).

Enhanced development standards (EDS) at the lot level vary across jurisdictions, which results in inconsistent requirements, added complexity, and may add to project costs for some developments.

Consultation was undertaken as part of Bill 60 initiatives to help identify understand the issue and explore solutions (**Consultation on Enhanced Development Standards – Lot Level (outside of buildings) | Environmental Registry of Ontario (https://ero.ontario.ca/notice/025-1101)**).

To address the above, a regulation would be created under the Planning Act to prohibit “sustainability” conditions as part of land division approvals.

Related legislative amendments are proposed that, if passed, would involve changes to the Planning Act, Municipal Act, Building Code Act, and City of Toronto Act. Information about this proposal can be found under ERO (insert broader PA changes **ERO #026-0300 (https://ero.ontario.ca/notice/026-0300)**).

Taken together, the proposed legislative and regulatory changes would help to create a more consistent approach to development standards across Ontario municipalities by scoping and limiting municipal authority to require certain enhanced development standards elements in connection with development approvals.

The changes would create a shift from a mandatory to a voluntary approach for enhanced development elements (i.e. green development standards) that are not required for purposes of health and safety or environmental functionality (i.e. stormwater management).

### **Analysis of Regulatory Impact**

Building on previous legislative and regulatory changes, the initiative is anticipated to further support streamlining land use planning processes; building more homes faster; and creating more certainty in the development approvals processes.

*Costs*

The proposed regulation would result in additional costs related to municipal staff learning about the regulatory change. There could also be additional costs to municipalities related to the proposal as a result of limits being placed on what municipalities can compel of developers as a condition land division, thus shifting burden from the development sector to municipalities for sustainability measures and/or for addressing unintended environmental impacts.

There are no direct compliance cost implications to other parties, including consumers, businesses, and the government, because of the proposed regulation.

### *Benefits*

The proposed regulatory change would create the conditions for improved transparency and clearer expectations. Moving to a voluntary approach for enhanced design standards will aid in shifting from a patchwork system of requirements across municipalities to a predictable, province-wide approach.

## Supporting materials

### Related links

[Planning Act, R.S.O. 1990, c. P.13 | ontario.ca](https://www.ontario.ca/laws/statute/90p13#BK83)  
(<https://www.ontario.ca/laws/statute/90p13#BK83>)

[City of Toronto Act, 2006, S.O. 2006, c. 11, Sched. A | ontario.ca](https://www.ontario.ca/laws/statute/06c11)  
(<https://www.ontario.ca/laws/statute/06c11>)

### Related ERO (Environmental Registry of Ontario) notices

[Consultation on Enhanced Development Standards – Lot Level \(outside of buildings\) \(/notice/025-1101\)](/notice/025-1101)

[Proposed Planning Act, City of Toronto Act, 2006, Building Code Act, 1992 and Municipal Act, 2001 Changes \(Schedules 1, 2 and 7 of Bill 98, the Building Homes and Improving Transportation Infrastructure Act, 2026\) \(/notice/026-0300\)](/notice/026-0300)

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[Read our commenting and privacy policies. \(/page/commenting-privacy\)](/page/commenting-privacy)

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o.ca



[PlanningConsultation@ontario.ca](mailto:PlanningConsultation@ontario.ca)

# Proposal to reform site plan control under the Planning Act and the City of Toronto Act, 2006

ERO (Environmental Registry of Ontario) number	026-0310
Notice type	Policy
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal
Proposal posted	March 30, 2026
Comment period	March 30, 2026 - May 14, 2026 (45 days) Open
Last updated	March 30, 2026

This consultation closes at 11:59 p.m. on:

**May 14, 2026**

## Proposal summary

Government is seeking feedback on bold and transformational changes to site plan control under the *Planning Act* and the *City of Toronto Act, 2006*.

## Proposal details

The government is seeking public feedback on proposed legislative changes under the proposed *Building Homes and Improving Transportation Infrastructure Act, 2026* and related regulatory changes to further support housing, economic, and infrastructure development, and advance key transportation and transit priorities.

Site plan control is not working as it was intended and can take years instead of the 60-day legislated timeline set out in the *Planning Act* and *City of Toronto Act, 2006*.

In connection with the proposed *Building Homes and Improving Transportation Infrastructure Act, 2026*, the government is seeking feedback from the public and impacted stakeholders on bold and transformational reforms with the goal of enabling a faster, more predictable, cost effective and coordinated municipal site plan process.

## **Background**

Site plan control is an optional land use planning tool under section 41 of the *Planning Act* and section 114 of the *City of Toronto Act, 2006*.

It is primarily intended as an administrative, technical tool municipalities may use to help ensure that health and safety as well as functional aspects of a proposed development are addressed, prior to the issuance of a building permit.

Through the site plan process, proponents are required to submit plans and drawings displaying matters such as building placement, access for pedestrians and vehicles, walkways, lighting, waste facilities, drainage and publicly accessible open spaces.

Municipalities can apply conditions to a site plan approval and require the owner to enter into one or more agreements to provide and maintain facilities. This could include widenings of roads that border the subject land, providing access to the property, and ensuring sufficient off-street parking and loading facilities (e.g. for waste management).

Site plan control is not meant as a means to revisit the principle of development. Allowable land uses, height, density, setbacks and other matters pertaining to built form would already have been addressed at the zoning stage and should be considered as of right.

A site plan approval is not a public process, meaning sections 41 and 114 do not include public notification, public meeting or hearing requirements. In addition, council must delegate the decision to approve a site plan application to an officer, employee or agent of the municipality.

The *Planning Act* and the *City of Toronto Act, 2006* include a timeframe whereby if a municipality fails to approve a site plan application within 60 days, a proponent may appeal this non-decision to the Ontario Land Tribunal (OLT).

## What We've Heard

Stakeholders involved in building housing and other development have expressed that the municipal site plan approvals process is taking too long – sometimes years.

Stakeholders ascribe this to a lack of internal coordination across municipal departments and a lack of consistency and certainty across municipal departments and between municipalities. Past stakeholder feedback suggests site plan comments can be uncoordinated, unfocused, general rather than being solution oriented and received late in the site plan approvals process. This can lead to more circulations, delayed approvals and increased costs.

In 2013, the Ontario Association of Architects (OAA) commissioned the Altus Group to track and analyze municipal site plan approval timelines through a series of commissioned studies. These reports highlight the economic impact of lengthy site plan approvals on housing supply and affordability in Ontario.

According to the most recent [2024 Altus/OAA report \(https://oaa.on.ca/Assets/Common/Shared\\_Documents/Government%20Relations/2024%2012%2019%20-%20Altus%20Report%20-%20Cost%20of%20Site%20Plan%20Delay.pdf\)](https://oaa.on.ca/Assets/Common/Shared_Documents/Government%20Relations/2024%2012%2019%20-%20Altus%20Report%20-%20Cost%20of%20Site%20Plan%20Delay.pdf), municipalities across Ontario take an average of 23 months to review site plan applications, up from an estimated 6 months at the time of the 2018 edition of the report, exceeding the government's 60-day timeline.

The 2024 Altus/OAA report documents site plan approval timelines by development type and notes that residential projects averaged 16 months, mixed-use projects averaged 23 months, and non-residential developments averaged 35 months.

These results were weighted against the timeline found in the [2024 BILD GTA Municipal Benchmarking Report \(https://www.bildgta.ca/wp-content/uploads/2024/09/2024-GTA-Municipal-Benchmarking-Study-Our-number-7147-Final.pdf\)](https://www.bildgta.ca/wp-content/uploads/2024/09/2024-GTA-Municipal-Benchmarking-Study-Our-number-7147-Final.pdf) results and the CHBA Canada-Wide Municipal Benchmarking Report results which provide data on the length of time it takes to review site plan applications in some of Ontario's larger municipalities. The results of these two reports also show that a site plan application can take between 18 and 23 months to review, not including the pre-consultation period.

The 2024 Altus/OAA report also examines indirect monthly and annual costs associated with the lengthy site plan approvals process. For example, the report highlights that for a 100-unit apartment building, delays in site plan approvals are resulting in additional monthly costs ranging from \$230,000 to \$299,000. The calculation of additional monthly costs factors in costs such as additional property taxes paid each month, opportunity/financing costs per month and the cost of inflation on construction materials and labour. The report also considers costs to a municipality through lost property tax revenue, as land remains vacant or underutilized.

The [2013 OAA/Bousfields/Altus report](https://www.oaa.on.ca/OAA/Assets/Documents/Gov.%20Initiatives/oa_report_report_-_final.pdf)

([https://www.oaa.on.ca/OAA/Assets/Documents/Gov.%20Initiatives/oa\\_report\\_report\\_-\\_final.pdf](https://www.oaa.on.ca/OAA/Assets/Documents/Gov.%20Initiatives/oa_report_report_-_final.pdf)) identifies the following barriers that may be leading to these delays:

- Incomplete applications and delayed applicant response with approximately 50 per cent of applications requiring three or more resubmission cycles, each adding two to four weeks.
- Administrative and agency-related factors like delays in circulations between departments, in consistent and conflicting comments from departments and external agencies.
- The integration of design review panels or other types of committees that contribute to longer approval timelines.

Overall, the government continues to hear that section 41 of the *Planning Act* and section 114 of the *City of Toronto Act, 2006* are not being implemented consistently and effectively across municipalities and that a reform of site plan is required to speed up the approvals process and reduce overall associated costs.

## Steps Taken to Date

Legislative and process-based challenges expressed by stakeholders regarding the site plan approvals process are not new. Over the last several years and through multiple bills, the government has made changes to the planning system that directly impact site plan control, with a goal of streamlining the site plan approvals process, speeding up approvals and reducing costs. These changes include:

### **Bill 60**

As part of Bill 60, the government consulted on municipal requirements for enhanced development standards (EDS) at the lot level, with a goal of streamlining policies and prohibiting municipalities from requiring these standards, while continuing to ensure, health, safety, accessibility and protection of adjoining lands (e.g. environmental functionality). This work impacts the site plan approvals process **ERO #026-0309** (<https://ero.ontario.ca/notice/026-0309>).

### **Bill 17**

As part of Bill 17, the government made changes to scope complete application requirements that will provide more consistent rules across all municipalities on the information and studies that may be needed for planning applications, including those related to site plan control; and greater recognition of planning reports prepared by certified professionals **ERO #026-0314** (<https://ero.ontario.ca/notice/026-0314>).

*This work is ongoing and would be applicable to all municipalities across Ontario.*

Bill 17 also clarified that municipalities are not permitted to require building standards that exceed the Building Code.

### **Bill 185**

As part of Bill 185, changes were made to the *Planning Act* and *City of Toronto Act, 2006* to create a discretionary authority to apply a lapsing condition (i.e., “use it or lose it” deadline placed on a site plan approval) when approving a new site plan application, and/or adding a lapsing condition for site plans they have previously approved.

Bill 185 also removed the ability of a municipality to require a pre-consultation meeting; however, when a proponent requests one, the municipality must accommodate the request.

### **Bill 23**

Bill 23 made changes to the *Planning Act* and *City of Toronto Act, 2006* to restrict the ability for municipalities to use site plan control for most residential developments with 10 or fewer units.

Changes were also made to remove municipal ability to regulate exterior architectural design (also called “architectural control”) and to limit their ability to regulate aesthetic aspects of landscape design.

### **Bill 109**

As part of Bill 109, changes streamlined requirements and approval processes to incent timely municipal decisions by:

- Extending the timeline for municipalities to review site plan control applications from 30 to 60 days to incent timely municipal decisions,
- Applying complete application requirements to site plan, and
- Requiring that site plan control decisions are made by staff (instead of municipal councils or committees of council).

### **Site Plan – Current State**

MMAH reviewed site plan control by-laws, guidance, official plans, and web pages of the 29 large and fast-growing municipalities to determine the implementation status of these legislative changes. This review suggests that changes are not being consistently implemented by municipalities. In many instances, these documents are out of date and only some municipalities are applying all of the *Planning Act* changes from the past few years. It is not uncommon to have to read a site plan control by-law, site plan guideline, an official plan and a municipal webpage to piece together the full site plan approvals process.

This review found instances where municipalities are continuing to require elements of site plan control that the *Planning Act* has removed. This includes exterior architectural design and aesthetic aspects of landscape design and exempting residential developments of ten units or less from site plan approval. Other municipalities have exempted these developments from site plan control but have created a separate process under other municipal by-laws that effectively replicates the site plan review process. It should be noted that whatever the case may be the requirements of the *Planning Act* for site plan control still apply.

There are also many examples of where site plan is being used as a key municipal tool for implementing urban design policies.

### **Potential Reforms to Municipal Site Plan Approvals**

The following potential reforms to municipal site plan approvals reflect both Provincial and stakeholder concerns that the site plan process is taking too long. These potential reforms are intended to generate discussion on these challenges and work towards solutions that would enable a faster, more predictable, cost effective and coordinated site plan approval process.

Proposed reforms include:

1. Remove site plan control as a land use planning tool in the *Planning Act* and the *City of Toronto Act, 2006*.
2. Require municipalities to have a maximum of three circulations after which a mandatory meeting is triggered with all relevant municipal department representatives and the applicant to work through and resolve all outstanding issues.
3. Further scope the site plan review process to a standard site plan approval checklist of functional aspects of a site (e.g., those related to health and safety), with use of certified professionals for acceptance and approval of reports and studies. A municipality is not permitted to request additional studies and plans beyond what is included in the standard site plan approval checklist. If technical and drawing requirements identified in the checklist are met, site plan approval is issued.
4. Establish or require a municipal arbitration process / site plan review panel for site plan applications that have exceeded the government's 60-day timeline and a specified number of circulations. Participants in this process would include the applicant and the municipal development review team. This would be an alternative to a hearing at the OLT with a goal of speeding up approvals and cutting down on associated costs. An arbitration process / site plan review panel decision-making timeline could be applied to ensure timely decisions on approvals.
5. Establish or require municipalities to establish different site plan approval streams for different kinds of proposed development, with corresponding scope of matters that may be controlled. This would mean that a "full" site plan process would only be permitted for larger, complex development initiatives resulting in fewer matters being regulated through site plan control. Less complex development would be triaged to a more expedited stream or could be exempted from site plan control completely.

## Potential Outcomes

The government intends to pursue significant reform to site plan control. Feedback received through this consultation will inform future changes to site plan.

## Impact on the Environment

This consultation is being undertaken to gather input and does not propose any immediate changes to legislation, regulation or policy. As such, there are no direct environmental impacts associated with this posting at this time.

## Analysis of Regulatory Impact

No legislative, regulatory or policy changes are being proposed as part of this consultation. The Ministry intends to engage stakeholders to explore reforms to the site plan approvals process. Should any changes be considered in the future because of this consultation, a Regulatory Impact Assessment will be prepared in accordance with government decision-making processes.

## Provide Feedback

We welcome your thoughts on these suggested reforms and/or other reforms you feel will speed up site plan approvals.

1. Have questions? Get in touch at the email provided below. Please include the ERO number for this notice in your email or letter to the contact.

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## Related links

[Planning Act \(https://www.ontario.ca/laws/statute/90p13\)](https://www.ontario.ca/laws/statute/90p13)

[City of Toronto Act, 2006, S.O. 2006](https://www.ontario.ca/laws/statute/06c11)

[\(https://www.ontario.ca/laws/statute/06c11\)](https://www.ontario.ca/laws/statute/06c11)

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## View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

## Supporting materials

Get in touch with the office listed below to find out if materials are available.

Ministry of Municipal Affairs and Housing Provincial Planning Branch  
13th Floor, 777 Bay Street  
Toronto, ON  
M7A 2J3  
Canada

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## Comment

Let us know what you think of our proposal.

Have questions? Get in touch with the contact person below. Please include the ERO (Environmental Registry of Ontario) number for this notice in your email or letter to the contact.

[Read our commenting and privacy policies. \(/page/commenting-privacy/\)](/page/commenting-privacy/)

## Submit by mail

PlanningConsultation@ontario  
.ca

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## Connect with US

### Contact

PlanningConsultation@ontario  
o.ca



[PlanningConsultation@ontario.ca](mailto:PlanningConsultation@ontario.ca)

# Proposed Changes to Support Standardizing of Parkland Requirements Under the Planning Act

ERO (Environmental Registry of Ontario) number	026-0312
Notice type	Regulation
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal
Proposal posted	March 30, 2026
Comment period	March 30, 2026 - May 14, 2026 (45 days) Open
Last updated	March 30, 2026

This consultation closes at 11:59 p.m. on:

**May 14, 2026**

## Proposal summary

The government is seeking public feedback on a Minister's regulation under the *Planning Act* to standardize parkland dedication requirements in Ontario in respect of the conveyance of developer-identified parkland, including encumbered lands and privately owned public spaces (POPS) arrangements, to implement Bill 23 provisions.

## Proposal details

The government is seeking public feedback on proposed legislative changes under the proposed *Building Homes and Improving Transportation Infrastructure Act, 2026* and related regulatory changes to further support housing, economic, and infrastructure development, and advance key transportation and transit priorities.

The government is seeking public feedback on a Minister's regulation under the *Planning Act* to prescribe criteria for developer-identified parkland and related implementation matters for the conveyance of developer-identified lands for

municipal parkland dedication, to implement provisions in Bill 23, the *More Homes Built Faster Act, 2022*, that are not yet in force.

Bill 23 added provisions to the *Planning Act* which, once in force, would provide for:

- developer-identified lands, including land with encumbrances and POPS arrangements, to count towards municipal parkland dedication requirements,
- the landowner to be able to appeal to the Ontario Land Tribunal (OLT) in cases where the municipality rejects developer-identified land, with the OLT required to order the land to be conveyed to the municipality if it meets prescribed criteria.

The land suitability criteria that are proposed to be prescribed in regulation would include the following:

1. **Ineligible Land** – land with any of the following conditions cannot be required to be conveyed to municipalities for park and recreational purposes:
  - Contaminated lands – lands that have in or on them any contaminants from industrial or other uses that pose a public health risk
  - Natural and human-made hazard lands – hazardous lands and hazardous sites as described in section 5.2 of the Provincial Planning Statement, 2024 (PPS 2024) as well as lands affected by human-made hazards as described in section 5.3 of the PPS 2024.
  - Lands within and adjacent to natural heritage features and areas are eligible on the condition that a park would not interfere with or compromise the natural heritage features and areas.
- Lands in the Natural Heritage System of the Greenbelt Plan or in the Natural Core or Natural Linkage Areas of the Oak Ridges Moraine Conservation Plan or unless in accordance with policies of the Niagara Escarpment Plan.
  - Lands that would not support park use – lands that would not accommodate fill and/or soil depths to accommodate structural footings as per the Ontario Building Code or support tree planting.
  - Lands with financial encumbrances – lands with liens, charges, etc. registered on title.

- Lands that are privately-owned and not accessible to public at all times.
2. **Land Accessibility/Comfort for Use** – parkland must be accessible, visible and comfortable to facilitate public use of it and, in particular, must be:
- Accessible by all users directly from the public realm and readily visible from the public realm.
  - Land must be of a size and shape that is capable of serving park or public recreational purposes.

## Supporting Implementation Matters

### 1. Documents to Support Identification of Land

- Documentation of specified lands and boundaries, through a Plan of Survey and Topographic Plan.
- Attestation from the owner of the land or an authorized representative, to confirm that the land and/or POPS arrangement is not considered to be ineligible land.

### 2. Notice to Owners

- The municipality shall provide notice to the owner of the land within 20 days of the municipality making its decision to refuse, by personal service, fax, mail or email.
- Notice shall contain the following information:
  - A statement that the council of the municipality has refused to accept the conveyance of land identified in accordance with its parkland by-law.
  - An explanation of the reason(s) for the refusal.
  - A statement that the owner of the land may appeal the refusal, within 20 days of the notice being given, to the Ontario Land Tribunal by filing with the clerk of the municipality a notice of appeal.
  - The last day on which the refusal may be appealed.
  - A description of the lands to which the refusal applies.

### 3. Record to the Ontario Land Tribunal

- The landowner can appeal to the OLT a municipality's refusal or, as proposed in the related legislative changes, a non-decision by filing with the clerk of the municipality. The municipal clerk would then have 15

days to forward a record to the OLT that would include the following proposed elements:

- a copy of the materials submitted by the landowner (including the identification of land documentation), and
- the notice of the municipality's refusal, if applicable, as well as any staff report that the municipality considered in its decision to refuse the acceptance of the land.

We welcome your thoughts on the proposed regulatory changes.

## **Impact on the Environment**

The proposed changes to the regulation could increase conveyance for suitable parkland, especially in urban areas, both because of the 70% credit potentially prompting a greater amount of lands being conveyed to satisfy the full parkland dedication requirement and because of the submission of lands not previously accepted by some municipalities instead of cash-in-lieu contributions. Alternatively, unencumbered fee simple lands that may otherwise have been conveyed may not be conveyed under the proposed changes. The Minister's regulation proposes prescribed criteria related to the suitability of land that are intended to mitigate any negative impacts. Further, the Ministry will monitor implementation of these changes to ensure residents continue to have access to high quality local parks.

## **Analysis of Regulatory Impact**

The proposed changes are expected to result in additional costs related to municipal staff learning about the changes. There could also be additional costs to municipalities related to legal costs associated with entering into agreements with landowners in respect of encumbered lands and POPS arrangements as part of municipal parkland dedication requirements. These legal costs are expected to increase because developers could meet all parkland requirements using encumbered lands or POPS arrangements, which municipalities would likely seek to secure through agreements. Overall, these proposed regulatory changes, along with the related proposed legislative changes, could increase direct compliance cost and administrative time across municipalities that impose parkland dedication requirements under section 42 of the *Planning Act* on a development or redevelopment. These changes, would ensure clarity to eventual challenges at the OLT, potentially speeding up approvals.

## Supporting materials

### Related links

[Planning Act \(https://www.ontario.ca/laws/statute/90p13\)](https://www.ontario.ca/laws/statute/90p13)

[Bill 98, Building Homes and Improving Transportation Infrastructure Act, 2026 \(https://www.ola.org/en/legislative-business/bills/parliament-44/session-1/bill-98\)](https://www.ola.org/en/legislative-business/bills/parliament-44/session-1/bill-98)

### Related ERO (Environmental Registry of Ontario) notices


[Proposed Planning Act, City of Toronto Act, 2006, Building Code Act, 1992 and Municipal Act, 2001 Changes \(Schedules 1, 2 and 7 of Bill 98, the Building Homes and Improving Transportation Infrastructure Act, 2026\) \(/notice/026-0300\)](#)

## View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Municipal Finance Policy Branch  
College Park 13th flr, 777 Bay St  
Toronto, ON  
M7A 2J3  
Canada

 [416-585-6111](tel:416-585-6111)

## Comment

Let us know what you think of our proposal.

Have questions? Get in touch with the contact person below. Please include the ERO (Environmental Registry of Ontario) number for this notice in your email or letter to the contact.

[Read our commenting and privacy policies. \(/page/commenting-privacy\)](/page/commenting-privacy)

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# Streamlining the information and material that planning authorities can require as part of a complete application

ERO.(Environmental Registry.of.Ontario) number	026-0313
Notice type	Regulation
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal
Proposal posted	March 30, 2026
Comment period	March 30, 2026 - May 14, 2026 (45 days) Open
Last updated	March 30, 2026

This consultation closes at 11:59 p.m.

on:

**May 14, 2026**

## Proposal summary

We are seeking feedback on a proposal for a regulation(s) under the Planning Act that would identify the only information and material that planning authorities could require as part of a complete application, to provide more certainty and predictability for applicants and support faster planning approvals.

## Proposal details

The government is seeking public feedback on proposed legislative changes under the proposed *Building Homes and Improving Transportation Infrastructure Act, 2026* and related regulatory changes to further support housing, economic, and infrastructure development, and advance key transportation and transit priorities.

As part of this initiative, the government is seeking feedback on potential regulatory changes to support faster planning approvals by streamlining the complete application process to improve certainty and predictability for applicants. MMAH is seeking feedback on a proposed standardized list of information that planning authorities can require for complete applications.

### **Complete Application Requirements**

The *Planning Act*, *City of Toronto Act, 2006*, and their regulations set out minimum requirements for information that must be submitted for various planning applications. Currently, planning authorities can also require other information or materials for most of these application types (i.e., official plan amendments, zoning by-law amendments, plans of subdivision, plans of condominium, site plan control and consents) as long as these requirements are set out in their official plans.

A planning application is considered “complete” when it contains all the information required by the relevant sections of the *Planning Act* or *City of Toronto Act, 2006*, the related regulations, and any additional information or materials required by the applicable official plan.

Across Ontario, planning authorities vary widely in the type, number, and scope of studies they require from applicants before a planning application is considered complete. This wide variation across the province adds unpredictability to the application process, can increase costs for applicants, and can contribute to delays in the development process.

### **Proposed Contents of Regulation(s)**

The government is proposing amendments to achieve greater clarity and predictability regarding complete application requirements across the province. This will ensure that applicants and planning authorities understand what information may be required at the outset.

Currently, there is also variation in naming and scoping of information and material required by planning authorities across the province. The proposed provincial list identifies the types of information and material that planning authorities can require and is intended to be comprehensive enough so that proposals can be effectively evaluated to ensure that provincial interests in land use planning are upheld. The proposed list that includes the types of information and material that municipalities may require is not a mandatory

list of information and material that would be required for every planning application. Rather, municipalities can determine from that list what types of information or material are required depending on the specific circumstances.

The Ministry is seeking feedback on a proposed list of information and material that has been categorized into two types of studies and when they could be required:

1. **Core Studies:** Core studies are those that could always be required since planning authorities typically require these to assess most planning application types (i.e., official plan amendments, zoning by-law amendments, plans of subdivision/plans of condominium, site plan control, and/or consents). These studies address fundamental planning and engineering matters such as environmental impacts, existing servicing capacity, transportation impacts, and public health and safety.
2. **Contingent Studies:** Contingent studies could only be required when a specific on-site or surrounding condition exists in the local municipality that makes the study relevant for the consideration of the planning application. For example, certain studies may only be needed if a subject property is located on or near airports, rail corridors, significant natural hazards, or major facilities, or when the property contains particular environmental, cultural, or resource-based features on site.

**Proposed list of the only information and material planning authorities may require as part of a complete application:**

**1. Core Studies:**

<b>Type of Study</b>	<b>Objective</b>
<b>Environmental Impact Statement</b>	Assesses potential impacts on natural heritage and the environment, with recommendations as to how to avoid, minimize or mitigate negative impacts, ensuring compliance with applicable legislation, and consistency/conformity with applicable environmental policies and requirements.

<b>Environmental Site Assessment</b>	Identifies the existing or potential environmental contamination on a property, assesses the risks and outlines measures to ensure compliance with legislative/regulatory requirements.
<b>Functional Servicing Report</b>	Reviews servicing needs for water, wastewater, stormwater, and other municipal infrastructure, identifies required new or improved services and mitigation measures, ensuring compliance with applicable legislation/regulations and standards, and consistency/conformity with applicable policies.
<b>Geotechnical Report</b>	Evaluates geological, soil, and subsurface conditions to assess site stability and suitability for development, in compliance with applicable legislation/regulations, and conforming with geotechnical standards.
<b>Hydrogeological Report</b>	Analyzes potential impacts on surface and groundwater resources, ensuring compliance with applicable legislation/regulations and hydrological standards, and consistency/conformity with applicable policies.
<b>Planning Justification Report</b>	Provides detailed planning rationale demonstrating consistency/conformity with provincial policies and plans, and conformity with applicable municipal and regional plans.
<b>Transportation Impact Study</b>	Assesses the proposed development's impact on the transportation network for all modes of travel, ensuring compliance with applicable legislation/regulations and standards, consistency/conformity with provincial plans and policies, and conformity with municipal policies.

## 2. Contingent Studies:

<b>Type of Study</b>	<b>Where required to assess the following objectives:</b>
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<b>Aeronautical Report</b>	Critical for aviation safety and compliance with applicable legislation/regulations for proposed development in the vicinity of airports/aerodromes, and for consistency with applicable provincial, federal policies and guidelines (PPS policies 3.4.1 and 3.4.2)
<b>Aggregate/Minerals/Petroleum Resource Impact Assessment</b>	Protects residents from adverse effects of development and protects significant resources from development that would preclude or hinder access to these resources, ensuring compliance with applicable legislation/regulations and consistency with applicable policies (PPS policies 4.4 and 4.5)
<b>Agricultural Impact Assessment</b>	Identifies and evaluates potential impacts of agricultural development on agricultural operations and the Agricultural System, and recommends ways to avoid, minimize, or reduce adverse impacts (PPS policies 2.3.2.1.f and 2.3.2.1.g)
<b>Air Quality/Odour Study</b>	Assesses potential adverse effects to human health and the natural environment from odours or airborne contaminants associated with proposed development and recommends measures to avoid, minimize or mitigate potential adverse effects (PPS policies 2.9.1e and 3.5.1)
<b>Arborist Report</b>	Inventories all trees on a site, identifies potential impacts of a proposed development and recommends measures to protect and preserve trees before, during and after construction ensuring consistency with provincial policies and municipal policies and by-laws (PPS Policies 2.9.1.d, 2.9.1, and 3.9.1)
<b>Archaeological Assessment</b>	Determines or confirms archaeological potential and the presence of resources of archaeological significance, for lands located on or adjacent to a known or potential archaeological site (PPS policies 4.6.2 and 4.6.4.a)

**Contaminant Management Plan**

Demonstrates the safety measures that will be included in proposals involving the manufacture, handling and/or storage of bulk fuels or chemicals (activities prescribed under the *Clean Water Act, 2006*) in order to help prevent contamination of groundwater or surface water (PPS policies 5.3.1 and 5.3.2)

**Cultural Heritage Impact Assessment**

Determines a property's cultural heritage value, identifies impacts from proposed development, and outlines mitigation or conservation plans (PPS policies 4.6.1 and 4.6.2)

**Economic Viability Assessment**

Assesses potential impacts of a proposed development on the long-term economic viability of employment uses adjacent to employment areas, and identifies measures to avoid, manage or mitigate these impacts in conformity with applicable legislation and consistent with provincial policies (PPS policies 2.8.1.3, 3.5.1 and 3.5.2)

**Electromagnetic Field Management Plan**

Demonstrates how development proposal or abutting a hydro corridor will manage and minimize exposure to electromagnetic fields conforming with applicable legislation and standards, demonstrating consistency with provincial policies and ensuring protection of public health and safety (PPS policy 3.8.1)

**Financial Impact Analysis**

For proposals to expand a settlement area boundary, assesses the growth-related financial impacts of a proposed settlement area boundary expansion, including potential impacts to municipal capital and operating budgets, and planning for capital infrastructure development and improvement to support growth (PPS policies 2.8.1.3, 3.5.1 and 3.5.2)

**Human-made Hazard Impact Study/ Assessment**

Assesses potential human-made hazards (mine hazards, oil, gas and salt hazards; for mineral mining operations, mineral aggregate operations or petroleum resource operations) impacting the proposed site, assesses the potential for the proposed development to create new or amplify existing hazards, and identifies measures to avoid, minimize or mitigate these impacts, consistent with provincial policies and conformity with municipal policies (PPS policies 5.3.1)

**Impact Assessment for Waste Disposal Sites / Former Landfill Sites**

Determines potential adverse effects to human health, safety, and impacts to the environment associated with a proposed landfill/waste disposal site or a former landfill and identifies avoidance, mitigation or remediation measures to address those potential adverse effects and impacts (PPS policies 3.5.1 and 3.5.2)

**Lakeshore Capacity Assessment / Water Quality Impact Assessment**

Assesses impacts of proposed shoreline development on water quality and includes measures to remove or mitigate potential impacts to water quality, in compliance with applicable legislation and standards, and consistent with provincial and municipal policies (PPS policies 4.2.2)

**Land Use Compatibility Study**

Assesses potential adverse effects of a proposed major facility on adjacent sensitive land uses and identifies measures to avoid, minimize or mitigate these effects, in compliance with applicable legislation and consistent with provincial and municipal policies. Can include assessment of the potential negative impacts of the long-term operational and economic impacts of major facilities associated with a proposed development in proximity to major facilities and identify ways to avoid, minimize or mitigate these potential impacts (PPS policies 2.8.2, 2.8.3, and 3.5)

**Minimum Distance Separation  
Formulae Assessment**

Minimizes land use conflicts in agricultural by establishing setback distances between livestock facilities and surrounding residential uses, minimizing conflicts and nuisances related to odour, in compliance with applicable legislation and consistent with provincial policies (PPS policies 4.3.2 and 4.3.5)

**Natural Hazard Impact Study /  
Assessment**

Assesses potential natural hazards impact on the proposed site, assesses the potential for the proposed development to create new or aggravate existing hazards, and identifies measures to minimize or mitigate these impacts, consistent with provincial policies and in conformity with municipal policies (PPS policies 5.1.1 and 5.1.2)

**Noise/Vibration Study**

Assesses potential noise and vibration impact from a proposed development on surrounding land uses, and the potential noise and vibration impacts from an existing land use on a proposed adjacent development, identifying measures to avoid, mitigate and minimize these impacts in compliance with applicable legislation and consistent with provincial and municipal policies (PPS policies 3.4.1, 3.4.2, 3.5.1 and 3.5.2)

**Rail Safety and Risk Mitigation  
Report**

Evaluates potential safety risks associated with development proposed in proximity to rail corridors and outlines mitigation measures to support safe and compatible site design, in compliance with applicable legislation and consistent with provincial policies and applicable rail safety guideline (PPS policies 3.3.3 and 3.3.4)

### **Servicing Options Report**

Evaluates the proximity of municipal and communal servicing and potential for future connections to serve a proposed development where there is no municipal planning for sewer and water services in an official plan, reviews environmental and site constraints and implements servicing options to serve the proposed development, and provides the rationale for the recommended option, in compliance with applicable legislation and guidelines, and consistent with provincial policies (PPS policies 3.5 and 3.6).

### **Wildland Fire Assessment**

Determines hazardous forest types and associated wildland fire risk and identifies avoidance and mitigation measures to ensure conformity with provincial policies and standards (PPS policies 3.5 and 3.6).

### **Wind Study**

Predicts and assesses potential wind impacts generated by development proposals of various storeys in height and provides mitigation measures to maintain safe and comfortable pedestrian and public spaces (PPS policies 3.5 and 3.6).

## **The Ministry welcomes all feedback on the proposed approach, and is particularly seeking feedback on the following:**

1. Is the list of the types of information and material identified in this proposal comprehensive enough for planning authorities to effectively evaluate all planning applications they may receive?
  1. If not, why? What information or material is missing from the proposed list?
  2. Should any of the types of studies identified in this proposal be removed from the proposed list?
2. Do you have any feedback on the objectives identified for each of the types of studies listed in this proposal? Are they broad enough to support planning authorities in obtaining sufficient information to evaluate applications, comply with applicable legislation, and determine consistency with provincial policies or conformity with provincial and municipal plans? Is there anything missing?

3. Should the list identify the types of applications that the information and material could be required for (i.e., official plan amendment, zoning by-law amendment, site plan control, plans of subdivision/condominium, consents)? If so, why?
4. Are there studies listed that should only be required for certain types of applications? If so, which ones and why?
5. Should planning authorities maintain the ability to develop terms of reference to specify the breadth of information required for each of the types of studies included in the provincial list? Please elaborate on your response.
6. Do you have any other input or suggestions of relevance to this proposal?

### **Analysis of Regulatory Impact**

By identifying a list of the only information and material municipalities could require as part of a complete application, this proposal is intended to provide greater certainty and predictability for applicants proposing land use changes, while ensuring municipalities continue to have the information they need to effectively evaluate proposals. The proposed regulation(s) are intended to reduce regulatory and financial burden for the development sector and others proposing land use changes by providing more certainty and predictability to the application process. While there are no new administrative costs associated with the changes, municipalities who include lists of studies that are required through complete applications in their official plans may experience some one-time administrative burden should they be required to update their official plans to align with the provincial regulations.

## **Supporting materials**

### **Related links**

[Planning Act \(https://www.ontario.ca/laws/statute/90p13\)](https://www.ontario.ca/laws/statute/90p13)

[City of Toronto Act, 2006, S.O. 2006, c. 11, Sched. A | ontario.ca \(https://www.ontario.ca/laws/statute/06c11?](https://www.ontario.ca/laws/statute/06c11)

[highlight=false&lang=en&option=%7B%22selection%22%3A%5B%22current](https://www.ontario.ca/laws/statute/06c11?highlight=false&lang=en&option=%7B%22selection%22%3A%5B%22current)



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Get in touch with the office listed below to find out if materials are available.

Provincial Land Use Policy Branch  
13th flr, 777 Bay St  
Toronto, ON  
M7A 2J3  
Canada

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## Comment

Let us know what you think of our proposal.

Have questions? Get in touch with the contact person below. Please include the ERO (Environmental Registry of Ontario) number for this notice in your email or letter to the contact.

[Read our commenting and privacy policies. \(/page/commenting-privacy\)](/page/commenting-privacy)

## Submit by mail

growthplanning@ontario.ca  
Provincial Land Use Policy Branch  
13th flr, 777 Bay St  
Toronto, ON  
M7A 2J3  
Canada

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## Connect with us

Contact  
growthplanning@ontario.ca

# Proposed Changes to Various Regulations Under the Planning Act and the City of Toronto Act, 2006 to Specify Additional “Prescribed Professions” for the Purposes of a Complete Application

ERO (Environmental Registry of Ontario) number	026-0314
Notice type	Regulation
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal
Proposal posted	March 30, 2026
Comment period	March 30, 2026 - May 14, 2026 (45 days) Open
Last updated	March 30, 2026

This consultation closes at 11:59 p.m.

on:

**May 14, 2026**

## Proposal summary

The government is seeking feedback on proposed changes to various regulations under the *Planning Act* and the *City of Toronto Act, 2006* to identify additional certified professionals for the purposes of a complete application.

## Proposal details

The government is seeking public feedback on proposed legislative changes under the proposed *Building Homes and Improving Transportation Infrastructure Act, 2026* and related regulatory changes to further support housing, economic, and infrastructure development, and advance key transportation and transit priorities.

The *Protect Ontario by Building Faster and Smarter Act, 2025* (Bill 17) made changes to the *Planning Act* and the *City of Toronto Act, 2006* to create regulation-making authority for the Minister to scope complete application requirements by, among other things, providing that municipalities would be required to accept studies from certified professionals in professions specified in regulation. Further to these legislative changes, new and amending regulations under the *Planning Act* and *City of Toronto Act, 2006* were filed on January 22, 2026 to specify professional engineering as a “prescribed profession” for the purposes of a complete application.

The government is now seeking feedback on adding additional certified professionals, for example registered landscape architects, for the purposes of a complete application. This change would help further speed up development approvals and reduce some initial application costs associated with development proposals.

The prescribing of certified professionals by regulation means that municipalities would be required to accept technical studies and reports prepared by these professionals in the first instance as satisfying complete application requirements (without requiring further review or revisions).

Municipalities could still request additional information or undertake a review of the technical information submitted, but these requests do not affect the decision-making timelines in the Act or the applicant’s right of appeal to the Ontario Land Tribunal after the decision timeline has expired.

We welcome your thoughts on which additional registered professionals should be added as certified professions for the purposes of a complete application.

### **Analysis of Regulatory Impact**

The proposed changes are anticipated to support the goal of streamlining and expediting provincial review and approval of official plans and amendments. This could result in direct cost and time savings on a project-by-project basis.

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# Supporting materials

## Related links

[Planning Act \(https://www.ontario.ca/laws/statute/90p13\)](https://www.ontario.ca/laws/statute/90p13)

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[City of Toronto Act, 2006, S.O. 2006](https://www.ontario.ca/laws/statute/06c11?highlight=false&lang=en&option=%7B%22selection%22%3A%5B%22current)

[\(https://www.ontario.ca/laws/statute/06c11?](https://www.ontario.ca/laws/statute/06c11?highlight=false&lang=en&option=%7B%22selection%22%3A%5B%22current)

[highlight=false&lang=en&option=%7B%22selection%22%3A%5B%22current](https://www.ontario.ca/laws/statute/06c11?highlight=false&lang=en&option=%7B%22selection%22%3A%5B%22current)

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## Related ERO (Environmental Registry of Ontario) notices

[Proposed Regulations– Complete Application \(/notice/025-0462\)](/notice/025-0462)

---

## View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Ministry of Municipal Affairs and Housing Provincial Planning Branch  
13th Floor, 777 Bay Street  
Toronto, ON  
M7A 2J3  
Canada

## Comment

Let us know what you think of our proposal.

Have questions? Get in touch with the contact person below. Please include the [ERO \(Environmental Registry of Ontario\)](#) number for this notice in your email or letter to the contact.

[Read our commenting and privacy policies. \(/page/commenting-privacy\)](/page/commenting-privacy)

## Submit by mail

PlanningConsultation@ontario  
.ca

---

Connect with  
us

## Contact

PlanningConsultation@ontario.ca



[PlanningConsultation@ontario.ca](mailto:PlanningConsultation@ontario.ca)

# St. Marys Cement Inc. (Canada)

Instrument type: Environmental Compliance Approval (sewage)  
(/taxonomy/term/375)

ERO (Environmental Registry of Ontario) number	026-0290
Ministry reference number	1000396676
Notice type	Instrument
Act	Environmental Protection Act, R.S.O. 1990
Posted by	Ministry of the Environment, Conservation and Parks
Notice stage	Proposal
Proposal posted	March 18, 2026
Comment period	March 18, 2026 - May 2, 2026 (45 days) Open
Last updated	March 18, 2026

This consultation closes at 11:59 p.m.

on:

**May 2, 2026**

## Proposal summary

This proposal is for a new Environmental Compliance Approval (industrial sewage) for St. Marys Cement Inc. (incorporated) (Canada), located at the CBM McNally Pit at 4350 Concession 7 (Part of Lots 25, 26, and 27, Concession 2), in the Township of Puslinch, Ontario.

## Location details

### Site address

4350 Concession 7  
Puslinch, ON  
Canada

## Site location details

Part of Lots 25, 26, and 27, Concession 2

## Site location map

The location pin reflects the approximate area where environmental activity is taking place.

[View this location on a map](https://maps.google.com/?q=43.44689,-80.156474) [\\_\(https://maps.google.com/?q=43.44689,-80.156474\)](https://maps.google.com/?q=43.44689,-80.156474)

---

## Proponent(s)

St. Marys Cement Inc. (Canada)  
55 Industrial Street  
Toronto, ON  
M4G 3W9  
Canada

---

## Proposal details

This proposal is for a new Environmental Compliance Approval (Industrial Sewage) for St. Marys Cement Inc. (incorporated) (Canada), located at the CBM McNally Pit at 4350 Concession 7 (Part of Lots 25, 26, and 27, Concession 2), in the Township of Puslinch, Ontario.

The proposed works are for the collection, transmission, treatment and disposal of wash water from an existing aggregate washing plant that has been in operation since 2011. The aggregate wash water is drawn from the McNally Pit below water table extraction area (source pond) and is pumped through the wash plant where it is used to remove native fine grain soils from the coarse aggregate. After washing, the slurry (water and soil) is returned to the McNally Pit Source Pond to settle the native fine grain soils (fine sand, silt and clay). The clarified water re-enters the Source Pond and is reused within the washing operations or re-enters the local groundwater flows system.

The Ministry may require monitoring of the industrial wastewater effluent discharge leaving the site.


## Supporting materials

### View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Client Services and Permissions Branch  
135 St. Clair Avenue West  
Floor 1  
Toronto, ON  
M4V 1P5  
Canada

 [416-314-8001](tel:416-314-8001) or [1-800-461-6290](tel:1-800-461-6290)

## Comment

Let us know what you think of our proposal.

Have questions? Get in touch with the contact person below. Please include the ERO (Environmental Registry of Ontario) number for this notice in your email or letter to the contact.

[Read our commenting and privacy policies. \(/page/commenting-privacy\)](/page/commenting-privacy)

### Submit by mail


Client Services and  
Permissions Branch  
Client Services and Permissions  
Branch  
135 St Clair Ave West  
1st Floor  
Toronto, ON  
M4V 1P5  
Canada

---

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us

## Contact

Client Services and  
Permissions Branch

 [416-314-8001](tel:416-314-8001) or [1-800-461-6290](tel:1-800-461-6290)

 [enviopermissions@ontario.ca](mailto:enviopermissions@ontario.ca)

# St. Marys Cement Inc. (Canada)

Instrument type: Environmental Compliance Approval (sewage)  
(/taxonomy/term/375)

ERO (Environmental Registry of Ontario) number	026-0291
Ministry reference number	1000396884
Notice type	Instrument
Act	Environmental Protection Act, R.S.O. 1990
Posted by	Ministry of the Environment, Conservation and Parks
Notice stage	Proposal
Proposal posted	March 18, 2026
Comment period	March 18, 2026 - May 2, 2026 (45 days) Open
Last updated	March 18, 2026

This consultation closes at 11:59 p.m.

on:

**May 2, 2026**

## Proposal summary

This proposal is for a new Environmental Compliance Approval (industrial sewage) for St. Marys Cement Inc. (incorporated) (Canada), located at the CBM Aberfoyle Pit on Part of Lots 23, 24, 25, Concession 7, in the Township of Puslinch, Ontario.

## Location details

### Site address

Lot 23, 24, and 25, Concession 7  
Puslinch, ON  
Canada

## Site location map

The location pin reflects the approximate area where environmental activity is taking place.

[View this location on a map](https://maps.google.com/?q=43.45166,-80.15339) [.\(https://maps.google.com/?q=43.45166,-80.15339\)](https://maps.google.com/?q=43.45166,-80.15339)

## Proponent(s)

St. Marys Cement Inc. (Canada)  
55 Industrial Street  
Toronto, ON  
M4G 3W9  
Canada

## Proposal details

This proposal is for a new Environmental Compliance Approval (industrial sewage) for St. Marys Cement Inc. (incorporated) (Canada), located at the CBM Aberfoyle Pit on Part of Lots 23, 24, 25, Concession 7, in the Township of Puslinch, Ontario.

The proposed works are for the collection, transmission, treatment and disposal of wash water from an existing aggregate washing plant that has been in operation since 2008. The aggregate wash water is drawn from the Aberfoyle Pit below water table extraction area (source pond) and is pumped through the wash plant where it is used to remove native fine grain soils from the coarse aggregate. After washing, the slurry (water and soil) is returned to the Aberfoyle Settling Pond to settle the native fine grain soils (fine sand, silt and clay). The clarified water re-enters the Source Pond via groundwater seepage and is reused within the washing operations or re-enters the local groundwater flows system.

The Ministry may require monitoring of the industrial wastewater effluent discharge leaving the site.


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 [416-314-8001](tel:416-314-8001) or [1-800-461-6290](tel:1-800-461-6290)

## Comment

Let us know what you think of our proposal.

Have questions? Get in touch with the contact person below. Please include the ERO (Environmental Registry of Ontario) number for this notice in your email or letter to the contact.

[Read our commenting and privacy policies. \(/page/commenting-privacy\)](/page/commenting-privacy)


### Submit by mail

Client Services and  
Permissions Branch  
Client Services and Permissions  
Branch  
135 St Clair Ave West  
1st Floor  
Toronto, ON  
M4V 1P5  
Canada

Connect with  
US

## Contact

Client Services and  
Permissions Branch

 [416-314-8001](tel:416-314-8001) or [1-800-461-6290](tel:1-800-461-6290)

 [enviropemissions@ontario.ca](mailto:enviropemissions@ontario.ca)



COUNTY OF WELLINGTON

KIM COURTS  
DEPUTY CLERK  
T 519.837.2600 x 2930  
F 519.837.1909  
E kimc@wellington.ca

74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

March 27, 2026

Wellington County  
Member Municipality Clerks

Amanda Knight, Township of Guelph/Eramosa  
Nina Lecic, Town of Erin  
Kerri O'Kane, Township of Centre Wellington  
Larry Wheeler, Township of Mapleton  
Annilene McRobb, Town of Minto  
Karren Wallace, Township of Wellington North  
Justine Brotherston, Township of Puslinch

**Sent via email:**

[aknight@get.on.ca](mailto:aknight@get.on.ca)  
[nina.lecic@erin.ca](mailto:nina.lecic@erin.ca)  
[kokane@centrewellington.ca](mailto:kokane@centrewellington.ca)  
[LWheeler@mapleton.ca](mailto:LWheeler@mapleton.ca)  
[annilene@town.minto.on.ca](mailto:annilene@town.minto.on.ca)  
[kwallace@wellington-north.com](mailto:kwallace@wellington-north.com)  
[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)

Good afternoon,

At its meeting held on March 26, 2026, Wellington County Council approved the following recommendation from the Planning Committee:

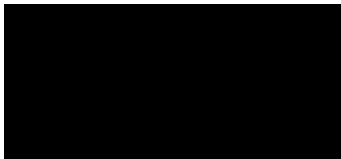
That the 2025 Residential Development Monitoring Report be received for information; and

That the County Clerk circulate this report to Member Municipalities for information.

Please find enclosed the 2025 Residential Monitoring Report.

Should you have any questions, please contact Jameson Pickard, Senior Policy Planner at 519.837.2600 Ext. 2300 or [jamesonp@wellington.ca](mailto:jamesonp@wellington.ca).

Respectfully,



Kim Courts  
Deputy Clerk



## Committee Report

**To:** Chair and Members of the Planning Committee  
**From:** Jameson Pickard, Senior Policy Planner  
 Paul Barson, GIS Programme Manager  
**Date:** Thursday, March 12, 2026  
**Subject:** **2025 Residential Development Monitoring Report**

### Background:

The 2025 Residential Development Monitoring Report contained in Appendix A provides a comprehensive overview of development applications, municipal building permits, and residential unit supply across the County as of year-end 2025. Since its inception in 2024 (for the year 2023), this annual report has provided a consistent framework for tracking residential trends, responding to information requests, and maintaining accurate land inventories to ensure the County remains compliant with regional and provincial growth mandates.

### 2025 Residential Development Monitoring Report

While 2025 saw a general decline of residential development, consistent with broader provincial and national trends, the County continues to maintain a healthy long-term supply.

Key findings for the 2025 report include:

<b>Total Inventory</b>	A robust supply of 18,613 vacant residential units across all inventory categories.
<b>Approval Pipeline</b>	7,018 units are currently within Draft Approved or Registered applications.
<b>Provincial Compliance</b>	The County maintains sufficient designated land to satisfy both the 3-year and 15-year supply requirements under Section 1.4.1 of the Provincial Planning Statement, 2024.
<b>New Applications</b>	Processing of 6 subdivision and 1 condominium application occurred during the 2025 calendar year.
<b>Building Permit Activity</b>	442 residential permits issued, with a mix of 67% low-density (297), 25% medium-density (112), and 7% high-density units (33).
<b>Additional Residential Units (ARUs)</b>	102 permits issued for ARUs in 2025, bringing the total County-wide count to 521 units since 2016. 2025 ARU permits saw 64 Urban and 38 Rural ARUs.
<b>Intensification</b>	The County achieved an 11% intensification rate (50 permits), falling short of the 15% overall target. However, Centre Wellington and Wellington North notably exceeded their individual 20% targets.
<b>Rural Residential Consents</b>	In 2025 the County saw the approval of 14 new rural residential lots in the Secondary Agricultural Area, 8 consents in Puslinch and 6 in Erin.

**Strategic Action Plan:**

This report relates to the following objectives and priorities in the County's Strategic Action Plan:

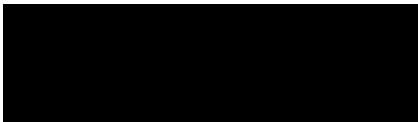
- Tackling a Major Community Opportunity – Housing

**Recommendation:**

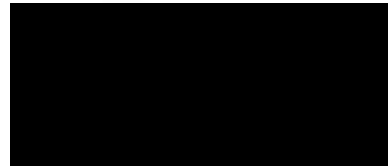
That the 2025 Residential Development Monitoring Report be received for information.

That the County Clerk circulate this report to Member Municipalities for information.

Respectfully submitted,



Jameson Pickard, MCIP, RPP  
Senior Policy Planner

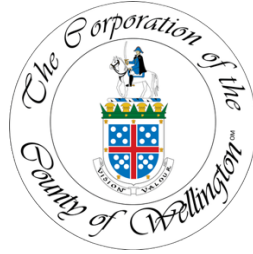


Paul Barson  
GIS Programme Manager

**In consultation with/approved by:**

Sarah Wilhelm, Manager of Policy Planning  
Aldo Salis, Director of Planning and Development  
Scott Wilson, Chief Administrative Officer

- Appendix A 2025 Residential Development Monitoring Report
- Appendix B 2025 Residential Highlights Infographic



# 2025 Residential Development Monitoring Report



Prepared by the Planning and Development Department

# Residential Inventory

The Residential Inventory is a Geographic Information System (GIS) database used to track vacant residential land and unit supply across the County’s urban and rural systems. Potential unit counts are derived from submitted development applications, pre-consultation notes, and best-practice assumptions for vacant lands. This real-time inventory allows the Planning Department to monitor unit supply, track build-out progress, estimate construction timing, and ensure compliance with Provincial residential supply obligations.

Staff note that the Residential Inventory includes a unit supply for the South Fergus Secondary Plan area. Based on unit estimation generated through the Functional Servicing Report a unit supply of 3,088 units has been assigned. Unit Counts will be revised as development applications come forward.

However, the potential unit supply from the recent boundary expansions in Fergus and Elora (OPA 126) is not currently included in the formal Residential Inventory. While preliminary estimates suggest these lands could yield approximately 4,000 units based on pre-consultations and development assumptions, this figure remains tentative and is subject to change during the development review process. These units will be officially added to the Residential Inventory once the lands meet the criteria for being “designated and available” for development.

## Supply Categories

County Planning Staff track local and County development applications. Generally, as applications move across the supply categories from vacant to registered units, the supply becomes more certain and the availability of the units more imminent.

**Table 1 – Residential Supply Categories**

Category	Description
<b>Vacant Designated</b>	Unit potential on vacant designated Residential lands that are not subject to planning applications, and potential urban and rural consents.
<b>Applications Under Review</b>	Potential units in planning applications located on residential lands that are under review.



<b>Draft Approved or Provisional</b>	Units in draft approved plans of condominium or subdivision; or applications that are provisionally approved by the Director of Planning and/or Committees/Councils.
<b>Registered</b>	Potential units in registered plans of subdivision. Vacant lots of record, i.e. infill lots in urban areas, vacant sites zoned for multi-residential development and vacant lots in the countryside that are 10 acres or less in area.

### Housing Classification Summary

Within the Residential Inventory the County tracks available unit supply across inventory records throughout the County. Below is a summary of how the County classifies housing structures in the Residential Inventory. The housing structure types have been categorized to align with Statistics Canada housing data. The County tracks potential units across the Low, Medium, and High-density categories.

**Table 2 – Housing Density Classification Summary**

Housing Type	Density Category
Single-Detached	Low
Semi-Detached	Low
Duplexes, Triplexes, Fourplexes	Medium
Row/Townhouses/Stacked Townhomes	Medium
Apartments*	High

\*Additional Residential Units (ARUs) are classified as high density; however, the inventory does not track potential creation of these units given the irregularity in uptake. Building Permit analysis tracks the actual construction of ARUs across the County and is discussed later in this report.

### Provincial Planning Statement (PPS) Requirements

Section 2.1.4 of the PPS directs planning authorities to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of the regional market area. This includes maintaining at all times the ability to accommodate residential growth for a minimum of 15 years and a minimum of 3 years of serviced lands for residential growth. This section measures the County’s ability to meet these requirements.



## Short-Term (3-Year) Supply

The PPS requires municipalities to maintain, at all times, land with sufficient servicing capacity to provide at least a three-year supply of residential units. This supply must be available through suitably zoned lands, including draft-approved and registered plans of subdivision, that are readily available to the market without major servicing constraints.

As of December 31, 2025, approximately 7,018 residential units are within the Registered and Draft Approved categories across both urban and rural areas (see Table 3 below). Based on the forecasted requirement of 730 units per year to meet 2051 household targets, this represents approximately a 10-year supply.

Focusing on the urban supply, there are approximately 6,477 units across the Registered and Draft Approved categories. Based on an annual requirement of 657 units per year for urban areas, this constitutes an 10-year supply. An analysis of this urban short-term supply reveals:

- **Location:** 744 units (11%) are within the Built Boundary (BB) of the County’s urban centres, while 5,733 units (89%) are located in the Designated Greenfield Area (DGA).
- **Unit Mix:** The short term urban supply leans toward higher density building types, with medium and high density units accounting for 53% of the unit supply. Single and semi-detached units accounted for 47%, followed by medium-density (41%) and high-density (12%) categories.

The County of Wellington currently exceeds the Provincial Planning Statement’s three-year supply requirement for Draft Approved and Registered units.



**Table 3 - Short-Term Vacant Residential Unit Supply in Wellington County, December 31, 2025**

(Source: County of Wellington Residential Inventory, Building Permit Database)

Status and Unit Density	Units in the Built Boundary (BB)	Units in the Designated Greenfield Area (DGA)	Total Urban Unit Potential	Total Rural Unit Potential	Total Units Potential	Years of Supply
<b>Draft Approved</b>	<b>108</b>	<b>3,367</b>	<b>3,475</b>	<b>194</b>	<b>3,669</b>	<b>5</b>
Low	37	1,925	1,962	194	2,156	3
Medium	71	1,284	1,355	0	1,355	2
High	0	158	158	0	158	0
<b>Registered</b>	<b>636</b>	<b>2,366</b>	<b>3,002</b>	<b>347</b>	<b>3,349</b>	<b>5</b>
Low	175	928	1,103	334	1,437	2
Medium	137	1,146	1,283	2	1,285	2
High	324	292	616	11	627	1
<b>County Total</b>	<b>744</b>	<b>5,733</b>	<b>6,477</b>	<b>541</b>	<b>7,018</b>	<b>10</b>
<b>(%) of Urban Supply</b>	<b>11%</b>	<b>89%</b>	<b>100%</b>			
<b>(%) of Total Supply</b>	<b>11%</b>	<b>82%</b>	<b>92%</b>	<b>8%</b>	<b>100%</b>	

### Long-Term (15-Year) Supply

The PPS requires municipalities to maintain, at all times, the ability to accommodate residential growth for a minimum of 15 years through lands that are designated and available for residential development. For the County of Wellington, this long-term supply encompasses all categories within the Residential Inventory.



**The PPS defines “designated and available” as:**

“... lands designated in the official plan for urban residential use. For municipalities where more detailed official plan policies (e.g. secondary plans) are required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be designated and available for the purposes of this definition.”

For the purposes of this definition, the County generally includes vacant lands designated for residential development in its long-term supply. Much of this supply is located within the Designated Greenfield Area (DGA) and requires further planning applications and servicing to support build-out. The supply also includes vacant and underutilized sites with intensification potential within the Built Boundary (BB).

While lands designated as "Future Development" are generally excluded from the long-term supply, OPA 123 established Local Policy Areas on Future Development lands in Palmerston and Mount Forest. These policies permit rezoning for residential purposes up to a specified need; consequently, these areas are included in the residential supply with assigned unit assumptions.

As shown in Table 4, as of December 31, 2025, approximately 18,613 residential units are available over the long term across urban and rural areas. Based on a forecasted need of 730 units per year to meet 2051 household targets, this represents a 25-year supply available through intensification, redevelopment, and designated lands.

An analysis of the urban supply reveals:

- **Total Capacity:** Approximately 17,741 units are available (95 % of the total supply), representing a 27-year supply based on the annual urban requirement of 657 units.
- **Location:** 1,912 units (11%) are located within Built Boundaries, while 15,829 units (89%) are within the Designated Greenfield Area.
- **Unit Mix:** The long-term urban supply leans toward higher density building types, with medium and high-density units accounting for 52% of the unit supply. Single and semi-detached units accounted for 48%, followed by medium-density (32%) and high-density (20%).



The County of Wellington’s long-term supply significantly exceeds the 15-year requirement mandated by the Provincial Planning Statement. Once approved boundary expansion lands in Fergus and Elora (OPA 126) are accounted for the supply will be further increased.

**Table 4 - Long-Term Vacant Residential Unit Supply in Wellington County, December 31, 2025**

(Source: Wellington County Residential Inventory, Building Permit Database)

Status and Unit Density	Units in the Built Boundary (BB)	Units in the Designated Greenfield Area (DGA)	Total Urban Unit Potential	Total Rural Unit Potential	Total Units Potential	Years of Supply
<b>Vacant Designated</b>	<b>571</b>	<b>8,272</b>	<b>8,843</b>	<b>311</b>	<b>9,154</b>	<b>13</b>
Low	339	4,075	4,414	311	4,725	6
Medium	200	2,009	2,209	0	2,209	3
High	32	2,188	2,188	0	2,220	3
<b>Application Under Review</b>	<b>597</b>	<b>1,824</b>	<b>2,421</b>	<b>20</b>	<b>2,441</b>	<b>3</b>
Low	185	880	1,065	20	1,085	1
Medium	243	626	869	0	869	1
High	169	318	487	0	487	1
<b>Draft Approved</b>	<b>108</b>	<b>3,367</b>	<b>3,475</b>	<b>194</b>	<b>3,669</b>	<b>5</b>
Low	37	1,925	1,962	194	2,156	3
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Low	175	928	1,103	334	1,437	2
Medium	137	1,146	1,283	2	1,285	2
High	324	292	616	11	627	1
<b>County Total</b>	<b>1,912</b>	<b>15,829</b>	<b>17,741</b>	<b>872</b>	<b>18,613</b>	<b>25</b>
<b>(%) of Urban Supply</b>	<b>11%</b>	<b>89%</b>	<b>100%</b>			
<b>(%) of Total Supply</b>	<b>10%</b>	<b>85%</b>	<b>95%</b>	<b>5%</b>	<b>100%</b>	

## 2051 Household Forecast Comparison

The County of Wellington Planning Department has prepared and implemented Population, Household, and Employment forecasts to 2051 for our member municipalities through Official Plan Amendment (OPA) 120. These forecasts are based on comprehensive growth management studies and align with Provincial forecasts previously established under the Growth Plan. Although the PPS, 2024 has superseded the Growth Plan, Policy 2.1.2 of the new PPS

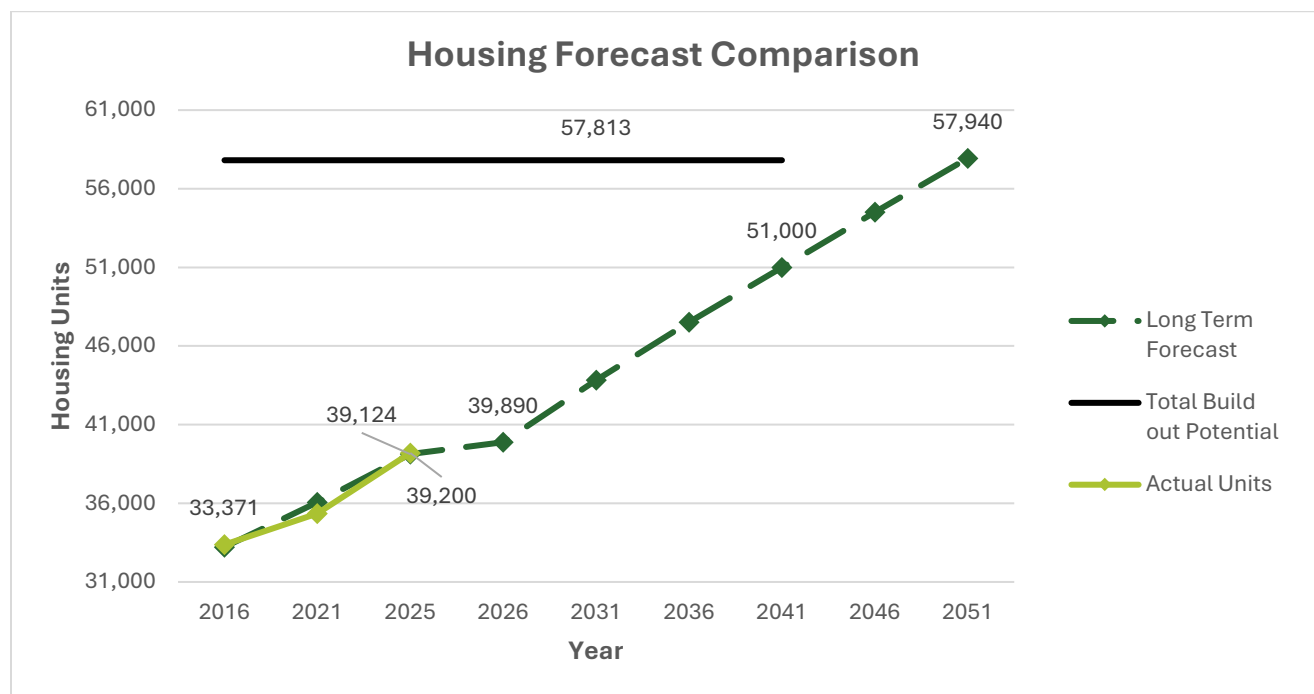


permits municipalities to continue using these previously issued provincial forecasts for land-use planning purposes.

As part of our standard growth monitoring, the Planning Department routinely compares vacant unit supply and building permit data against these long-term forecasts to track housing development progress. Looking at Chart 1 below, we see that housing development trends since 2016 have tracked relatively well to forecasted housing growth. This trend continued in 2025 where the County achieved 39,200 total housing units which is on track with the forecast. When we compare the County's total build-out potential (exiting units + vacant unit supply) against the long term 2051 household forecast, we see that the County currently has enough supply available to sustain growth until approximately 2051.

### Chart 1 - Long-Term Housing Forecast Comparison

(Source: Wellington County Residential Inventory, Building Permit Database & Growth Tracking Model)



## Subdivision and Condominium Applications

The County of Wellington is an upper-tier municipality and serves as the approval authority for all subdivision and condominium applications within the County. These applications are the primary drivers of new unit supply within the Residential Inventory; they also serve as a key indicator of the future unit mix and building permits levels. While the County is the final approval authority, member municipalities remain instrumental in the consultation, review, and final design of these developments. The County's Residential Inventory tracks all active residential subdivision and condominium applications.

The table below provides a snapshot of applications received in 2024 and 2025, outlining their status as of December 31, 2025, along with the total number of proposed units. Residential application levels declined between 2024 and 2025; the County received nine subdivision and condominium applications in 2024 and seven in 2025.

It is noted that most of the 2025 applications have a County Official Plan Amendment submitted concurrently with a subdivision application and are not included in the Residential Inventory. These applications are not on land designated and available for development and include development applications outside the urban boundaries, employment area conversions, and the redesignation of future development lands. As a result we are not showing potential unit yields for these applications.



**Table 5 - 2024 & 2025 Subdivision and Condominium Applications,  
December 31, 2025**

(Source: Wellington County applications)

Year	Application	Municipality	Inventory Status	Units				
				Low	Med	High	Total	
2024	23T-24001	Erin	App. Under Review	142	72	0	214	
	23T-24002	Wellington North	App. Under Review	30	25	0	55	
	23T-24003	Minto	App. Under Review	117	72	0	189	
	23T-24004	Mapleton	App. Under Review	16	0	0	16	
	23T-24006	Minto	App. Under Review	53	30	0	83	
	23CD-24001	Wellington North	Draft Approved	0	8	0	8	
	23CD-24002	Wellington North	Draft Approved	0	28	0	28	
	23CD-24003	Centre Wellington	Draft Approved	0	14	0	14	
	23CD-24004	Centre Wellington	App. Under Review	0	112	0	112	
	<b>Total</b>				<b>358</b>	<b>361</b>	<b>0</b>	<b>719</b>
	<b>Total Unit Mix Percentage (%)</b>				<b>50%</b>	<b>50%</b>	<b>0%</b>	<b>100%</b>
<b>Rural Unit Total</b>				<b>0</b>				
2025	23T-25001	Wellington North	App. Under Review	155	69	130	354	
	23T-25002	Wellington North	App. Under Review	-	-	-	-	
	23T-25003	Centre Wellington	Appealed	-	-	-	-	
	23T-25004	Centre Wellington	Appealed	-	-	-	-	
	23T-25005	Wellington North	Pending	-	-	-	-	
	23T-25006	Centre Wellington	Pending	-	-	-	-	
	23CD-25001	Wellington North	App. Under Review	0	8	0	8	
	<b>Total</b>				<b>155</b>	<b>77</b>	<b>130</b>	<b>362</b>
	<b>Total Unit Mix Percentage (%)</b>				<b>43%</b>	<b>21%</b>	<b>36%</b>	<b>100%</b>
<b>Rural Unit Total</b>				<b>0</b>				



# Residential Building Permit Activity

Between 2008-2025, Member Municipalities have issued building permits for the creation of approximately 9,154 residential units. This represents an annual average of 509 units/year. In 2025, 442 permits were issued, which is a significant decline from the 1,093-permit level hit in 2024.

As noted above, our recent growth management work forecasted an average of 730 residential units annually from 2021 to achieve our forecasted household targets for 2051. The annual average of residential building permits issued between 2021-2025 is 759 units, still above the forecasted 730 units.

**Table 6 - Residential Units Issued Through Building Permits, In Wellington between 2008-2025**

(Source: County of Wellington Building Permit Database)

Year	Single	Semi	Medium	High	Total
2008	332	10	38	12	392
2009	182	10	31	55	278
2010	205	8	23	58	294
2011	221	24	22	77	344
2012	256	14	37	93	400
2013	172	12	36	30	250
2014	216	6	49	55	326
2015	290	6	59	76	431
2016	419	0	147	99	665
2017	410	16	105	20	551
2018	258	19	46	36	359
2019	390	20	125	37	572
2020	342	20	57	79	498
2021	381	77	132	224	814
2022	481	110	178	84	853
2023	254	103	197	38	592
2024	628	158	275	32	1,093
2025	278	19	112	33	442
<b>Total</b>	<b>5,715</b>	<b>632</b>	<b>1,669</b>	<b>1,138</b>	<b>9,154</b>



Analyzing the historical building permit information shown in Table 6, approximately 70% of the units built since 2008 were low density units, with approximately 30% falling into the medium and high-density building typologies. However, looking at the last 5 years, there is a shift in building permits toward a denser building typology with 66% of units considered low density and 35% considered to be in the medium and high-density categories.

It is worth highlighting that the unit mix of the urban supply in the Draft Approved and Registered categories presents a 47% low density and 53% medium and high-density unit mix. This is a strong indication of the continued shift to more dense built form and the development we can expect to see in the future.

Table 7 below provides a more detailed look at the 2025 residential building permits and a breakdown of the type of development and where it occurred. As expected, most of the residential permits, 394 or 89%, were issued in an urban setting with 48 or 11% issued in the rural area. The unit mix of the 2025 urban permits continued to see a shift towards the denser building typologies, with 254 (64%) low density, 112 (28%) medium density, and 28 (3%) high density permits issued.

**Table 7 - 2025 Residential Building Permits**

(Source: County of Wellington Building Permit Database)

Municipality and Density Category	Permits Issued in the Built Boundary (BB)	Permits issued in the Designated Greenfield Area (DGA)	Total Urban Unit Permits	Total Rural Unit Permits	Total Permits
<b>Centre Wellington</b>	<b>29</b>	<b>51</b>	<b>80</b>	<b>5</b>	<b>85</b>
Low	4	41	45	5	50
Medium	4	10	14	0	14
High	21	0	21	0	21
<b>Town of Erin</b>	<b>0</b>	<b>236</b>	<b>236</b>	<b>11</b>	<b>247</b>
Low	0	184	184	11	195
Medium	0	52	52	0	52
High	0	0	0	0	0
<b>Guelph/Eramosa</b>	<b>7</b>	<b>0</b>	<b>7</b>	<b>1</b>	<b>8</b>
Low	1	0	1	1	2
Medium	0	0	0	0	0
High	6	0	6	0	6



<b>Mapleton</b>	<b>2</b>	<b>11</b>	<b>13</b>	<b>15</b>	<b>28</b>
Low	2	6	8	10	18
Medium	0	5	5	0	5
High	0	0	0	5	5
<b>Town of Minto</b>	<b>1</b>	<b>12</b>	<b>13</b>	<b>4</b>	<b>17</b>
Low	0	8	8	4	12
Medium	0	4	4	0	4
High	1	0	1	0	1
<b>Wellington North</b>	<b>11</b>	<b>35</b>	<b>46</b>	<b>4</b>	<b>50</b>
Low	2	7	9	4	13
Medium	9	28	37	0	37
High	0	0	0	0	0
<b>Puslinch</b>	<b>0</b>	<b>-1</b>	<b>-1</b>	<b>8</b>	<b>7</b>
Low	0	-1	-1	8	7
Medium	0	0	0	0	0
High	0	0	0	0	0
<b>County Totals</b>	<b>50</b>	<b>344</b>	<b>394</b>	<b>48</b>	<b>442</b>
Low	9	245	254	43	297
Medium	13	99	112	0	112
High	28	0	28	5	33

\*Negative numbers represent demolitions.

## Intensification

An important component of the urban building permit assessment is tracking the County's progress toward its 15% residential intensification target. This target is measured by the number of residential units located annually within the identified built-up areas of the County's 12 primary urban centres. The County has a minimum annual intensification target of 15%, while Centre Wellington and Wellington North are encouraged to exceed 20% annually. Table 8 highlights historical intensification rates for all residential growth. Since 2016, the County has achieved an average intensification rate of 22%, representing approximately 140 units annually within the built-up area.

In 2025, residential intensification fell below the 15% target, with 50 permits—representing 11% of all residential permits—issued within the built boundary. This performance was largely driven by lower-than-average permit volumes in 2025 and continued high levels of activity in Erin's large greenfield developments. Notably, both Centre Wellington and Wellington North successfully exceeded the 20% intensification target during this period.



## Table 8 – Historical County Intensification Growth

(Source: County of Wellington Building Permit Database)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	Average
<b>Built-Up Area Permits</b>	117	108	115	95	99	290	224	198	100	50	<b>1,396</b>	<b>140</b>
<b>Total Permits</b>	665	551	359	572	498	814	853	592	1092	442	<b>7,011</b>	<b>644</b>
<b>Intensification Rate</b>	18%	20%	32%	17%	20%	36%	26%	33%	9%	11%	<b>20%</b>	<b>22%</b>

Comparing the County’s 10-year average intensification demand of 140 units/year against the long-term supply of units in the Built-up area (1,912 units) reveals approximately 14 years of intensification capacity at historical rates. When using the more recent 5-year average of 172 units/ year, the supply provides approximately 11 years of intensification capacity.

While there is a healthy unit supply within the built-up area, this form of development remains sensitive to market conditions, landowner readiness, infrastructure timing, and the incremental nature of reinvestment. Furthermore, large greenfield areas coming online in the future have the potential to influence future intensification rates. Considering this we expect to see continued variation in intensification levels.

### Additional Residential Units (ARUs)

The County Official Plan has been continually updated to align with the most current Provincial policy changes related to the establishment of ARUs. Currently the Official Plan permits no fewer than two ARUs on a property containing a single detached dwelling, semi-detached dwelling or rowhouse in the urban or rural areas, subject to meeting specific criteria and municipal zoning provisions. Table 9 below highlights building permit data supplied by our member municipalities for ARUs. Since 2016, a total of 521 building permits have been issued in the County for ARUs.



### Table 9 - Additional Residential Units Created in Wellington between 2016-2025

(Source: County of Wellington Building Permit Database)

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Centre Wellington</b>	<b>19</b>	<b>31</b>	<b>28</b>	<b>26</b>	<b>27</b>	<b>20</b>	<b>29</b>	<b>48</b>	<b>39</b>	<b>56</b>	<b>323</b>
Urban	18	29	27	25	23	13	22	36	34	47	274
Rural	1	2	1	1	4	7	7	12	5	9	49
<b>Erin</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>8</b>	<b>18</b>
Urban	0	0	0	0	0	0	0	0	0	4	4
Rural	2	2	1	0	1	0	0	0	4	4	14
<b>Guelph/Eramosa</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>12</b>	<b>5</b>	<b>12</b>	<b>13</b>	<b>57</b>
Urban	1	0	0	0	1	0	4	1	3	2	12
Rural	0	2	1	4	2	4	8	4	9	11	45
<b>Mapleton</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>12</b>	<b>9</b>	<b>6</b>	<b>32</b>
Urban	0	0	2	0	0	0	0	0	2	1	5
Rural	0	0	0	0	0	1	2	12	7	5	27
<b>Minto</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>4</b>	<b>3</b>	<b>1</b>	<b>9</b>	<b>6</b>	<b>27</b>
Urban	1	1	0	1	1	2	3	1	2	3	15
Rural	0	0	0	0	0	2	0	0	7	3	12
<b>Puslinch</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>2</b>	<b>16</b>
Urban	0	0	0	0	0	0	0	0	2	0	2
Rural	0	1	0	0	2	0	0	0	9	2	14
<b>Wellington North</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>6</b>	<b>8</b>	<b>13</b>	<b>11</b>	<b>48</b>
Urban	1	1	1	0	0	5	3	5	2	7	25
Rural	0	0	0	0	0	2	3	3	11	4	23
<b>Total</b>	<b>24</b>	<b>38</b>	<b>33</b>	<b>31</b>	<b>34</b>	<b>36</b>	<b>52</b>	<b>74</b>	<b>97</b>	<b>102</b>	<b>521</b>
<b>Urban</b>	<b>21</b>	<b>31</b>	<b>30</b>	<b>26</b>	<b>25</b>	<b>20</b>	<b>32</b>	<b>43</b>	<b>45</b>	<b>64</b>	<b>337</b>
<b>Rural</b>	<b>3</b>	<b>7</b>	<b>3</b>	<b>5</b>	<b>9</b>	<b>16</b>	<b>20</b>	<b>31</b>	<b>52</b>	<b>38</b>	<b>184</b>



In 2025, permits for 102 ARUs were issued by member municipalities, 64 in urban centres vs. 38 in rural areas of the County. In reviewing the ARU building permit data, we continue to see a consistent level of interest in ARU construction with an average of 52 permits per year since 2016. Rural ARUs still remained strong but saw a small decline from 52 permits in 2024 to 38 permits in 2025.

## Secondary Agricultural Area Consents

The County, through the Land Division Committee, is the approval authority for the division of land through the consent process. A portion of rural growth in the County is facilitated through rural residential severance in the Secondary Agricultural Areas of the Township of Puslinch, Town of Minto and Town of Erin. Table 10 below highlights historical severances that have been approved in the Secondary Agricultural Area by the Land Division Committee since 2016.

**Table 10 –Rural Residential Severance Approvals in the Secondary Agricultural Area**

(Source: County of Wellington)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Puslinch</b>	18	34	14	11	9	19	13	6	5	8	<b>137</b>
<b>Erin</b>	12	15	4	1	8	10	9	6	6	6	<b>77</b>
<b>Minto</b>	0	2	2	1	1	3	1	1	1	0	<b>12</b>
<b>Total</b>	<b>30</b>	<b>51</b>	<b>20</b>	<b>13</b>	<b>18</b>	<b>32</b>	<b>23</b>	<b>13</b>	<b>12</b>	<b>14</b>	<b>226</b>

\*It is noted that the totals are subject to change as applications lapse, return from deferral for decision or appeals are decided by the Ontario Land Tribunal.

Over the past 10 years the County has seen an average of approximately 23 rural residential consents/year in the Secondary Agricultural Area. Puslinch has seen an average of 14 consents, Erin an average of 8 consents, and Minto an average of 1 consent. In 2025 consent approvals dipped below historical averages.



## Summary

Based on the above analysis for 2025, the County:

- 1) Has a supply of approximately 18,613 vacant residential units across the Residential Inventory.
- 2) Has 7,018 vacant units in the Draft Approved and Registered applications.
- 3) Has enough land designated for residential growth to exceed the 3-year and 15-year supply as required by Section 1.4.1 of the Provincial Planning Statement, 2024.
- 4) Received 6 subdivision and 1 condominium applications.
- 5) Had 442 residential building permits issued by our Member Municipalities with a unit mix of 297 (67%) low density, 112 (25%) medium density and 33 (7%) high density building types.
- 6) Had 102 permits issued by our Member Municipalities for Additional Residential units. This is approximately 521 Additional Residential Units constructed in the County since 2016.
- 7) Fell short of its 15% intensification target with 11% of all building permits issued (50 permits in total) within the Built Boundaries of our primary urban centres. However, it is noted that Centre Wellington and Wellington North exceeded their 20% intensification target.
- 8) Approved 14 new rural residential lots in the Secondary Agricultural Area in 2025, 8 consents in Puslinch and 6 in Erin.



# 2025 Residential Highlights



## Building Permits

**442** Residential Building Permits issued in 2025

394 Urban Permits | 48 Rural Permits



**67%**  
**Low**  
(Singles/  
Semis)



**25%**  
**Medium**  
(Townhouses/  
Triplexes etc.)



**8%**  
**High**  
(Apartment  
Buildings)

**102** Additional Residential Unit (ARU) Permits issued in 2025

64 Urban ARUs | 38 Rural ARUs



**521** Additional Residential Units constructed since 2016



## Residential Units Supply

**18,613**

Total # of Units  
in Residential  
Supply

	Provincial Policy Requirement	Wellington County Supply	Target Met
3 Year Supply	2,190	7,018	✓
15 Year Supply	10,950	18,613	✓

\*730 units required annually from 2021 to 2051 to achieve 2051 household forecast.



## Long Range Housing Forecast

2025 Households are on-track!



## Justine Brotherston

---

**From:** Day, Sarah (MECP) <Sarah.Day@ontario.ca>  
**Sent:** April 1, 2026 10:46 AM  
**Cc:** Rudzki, Kristina (She/Her) (MECP); Porter, Lindsay (MECP); Taylor, Neil M. (MECP); Leus, Adam (MECP)  
**Subject:** Issuance of the Amrize (formerly Lafarge) Wellington Quarry Permit to Take Water  
**Attachments:** Final - Amrize PTTW NUMBER 1775-DHLMHY March 31 2026.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Stakeholder,

I am writing to notify you that the amended Amrize (formerly Lafarge) Wellington Quarry Permit to Take Water (PTTW) was issued on March 31, 2026, which authorizes the withdrawal of water from two new water sources – the Quarry Sump and the on-site supply well. I have attached a copy of the amended PTTW to this email. A decision posting will be uploaded to the Environmental Registry of Ontario shortly and I will share that link with you once it becomes available.

Conditions 3.1 and 3.2 were amended to reflect the new expiry date and to include the two new water sources in Table A. Conditions 3.3 to 3.5 and 3.9 were added to clearly identify the requirements governing the taking of water from the two new water sources. Conditions 4.2 to 4.8 were included to ensure that an appropriate monitoring program, baseline monitoring data collection, and mitigation measure(s) are in place to minimize the impact to any municipal or private drinking water wells. Condition 4.6 outlines the requirements for mitigation measures to be used. The Ministry requires that an injection well be installed in accordance with Condition 4.6 prior to any future requests for additional water takings.

The terms and conditions have been designed to allow for the development of water resources, while providing reasonable protection to the surrounding natural environment, existing water uses and users.

The appeal provisions set out on page 9 of the Permit apply to the amendments described above.

Thank you,

**Sarah Day**

Water Resources Supervisor | Technical Support Section, West Central Region  
Ministry of the Environment, Conservation and Parks | Ontario Public Service  
905-481-2827 | [sarah.day@ontario.ca](mailto:sarah.day@ontario.ca)

12<sup>th</sup> Floor, 119 King Street West  
Hamilton, ON L8P 4Y7



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*DRAFT*

**AMENDED PERMIT TO TAKE WATER**  
Surface and Ground Water  
NUMBER 1775-DHLMHY

*Pursuant to Section 34.1 of the Ontario Water Resources Act, R.S.O. 1990 this Permit To Take Water is hereby issued to:*

Amrize Canada Inc.  
6509 Airport Rd  
Mississauga, Ontario, L4V 1S7  
Canada

*For the water taking from:* Quarry Sump, On-Site Supply Well, Source Pond/Quarry Water Management Pond, Holding Pond, Speed River

*Located at:* Lot 7, 8, 9L, 10 and 11, Concession 5 and 6, Geographic Township of Puslinch  
Guelph/Eramosa, County of Wellington

Lot 4, 5, 6, 7, 8, and 9, Concession 1, 2, and 3, Division B, Geographic Township of  
Guelph  
Guelph/Eramosa, County of Wellington

*For the purposes of this Permit, and the terms and conditions specified below, the following definitions apply:*

**DEFINITIONS**

- (a) "Director" means any person appointed in writing as a Director pursuant to section 5 of the OWRA for the purposes of section 34.1, OWRA.
- (b) "Provincial Officer" means any person designated in writing by the Minister as a Provincial Officer pursuant to section 5 of the OWRA.
- (c) "Ministry" means Ontario Ministry of the Environment, Conservation and Parks.
- (d) "District Office" means the Guelph District Office.
- (e) "Permit" means this Permit to Take Water No. 1775-DHLMHY including its Schedules, if any, issued in accordance with Section 34.1 of the OWRA.
- (f) "Permit Holder" means Amrize Canada Inc.

- (g) "OWRA " means the *Ontario Water Resources Act*, R.S.O. 1990, c. O. 40, as amended.
- (h) "Large Surface Water Event" means spring freshet or a precipitation event equal to or greater than the 24-hour 5-year rainfall event.

*You are hereby notified that this Permit is issued subject to the terms and conditions outlined below:*

## **TERMS AND CONDITIONS**

### **1. Compliance with Permit**

- 1.1 Except where modified by this Permit, the water taking shall be in accordance with the application for this Permit To Take Water, dated May 27, 2019 and signed by Robert Cumming, and all Schedules included in this Permit.
- 1.2 The Permit Holder shall ensure that any person authorized by the Permit Holder to take water under this Permit is provided with a copy of this Permit and shall take all reasonable measures to ensure that any such person complies with the conditions of this Permit.
- 1.3 Any person authorized by the Permit Holder to take water under this Permit shall comply with the conditions of this Permit.
- 1.4 This Permit is not transferable to another person without the Director's written consent.
- 1.5 This Permit provides the Permit Holder with permission to take water in accordance with the conditions of this Permit, up to the date of the expiry of this Permit. This Permit does not constitute a legal right, vested or otherwise, to a water allocation, and the issuance of this Permit does not guarantee that, upon its expiry, it will be renewed.
- 1.6 The Permit Holder shall keep this Permit available at all times at or near the site of the taking, and shall produce this Permit immediately for inspection by a Provincial Officer upon his or her request.
- 1.7 The Permit Holder shall report any changes of address to the Director within thirty days of any such change. The Permit Holder shall report any change of ownership of the property for which this Permit is issued within thirty days of any such change.

### **2. General Conditions and Interpretation**

- 2.1 Inspections  
The Permit Holder must forthwith, upon presentation of credentials, permit a Provincial Officer to carry out any and all inspections authorized by the OWRA, the *Environmental Protection Act*, R.S.O. 1990, the *Pesticides Act*, R.S.O. 1990, or the *Safe Drinking Water Act*, S. O. 2002.
- 2.2 Other Approvals  
The issuance of, and compliance with this Permit, does not:

- (a) relieve the Permit Holder or any other person from any obligation to comply with any other applicable legal requirements, including the provisions of the *Ontario Water Resources Act* , and the *Environmental Protection Act* , and any regulations made thereunder; or
- (b) limit in any way any authority of the Ministry, a Director, or a Provincial Officer, including the authority to require certain steps be taken or to require the Permit Holder to furnish any further information related to this Permit.

### 2.3 Information

The receipt of any information by the Ministry, the failure of the Ministry to take any action or require any person to take any action in relation to the information, or the failure of a Provincial Officer to prosecute any person in relation to the information, shall not be construed as:

- (a) an approval, waiver or justification by the Ministry of any act or omission of any person that contravenes this Permit or other legal requirement; or
- (b) acceptance by the Ministry of the information's completeness or accuracy.

### 2.4 Rights of Action

The issuance of, and compliance with this Permit shall not be construed as precluding or limiting any legal claims or rights of action that any person, including the Crown in right of Ontario or any agency thereof, has or may have against the Permit Holder, its officers, employees, agents, and contractors.

### 2.5 Severability

The requirements of this Permit are severable. If any requirements of this Permit, or the application of any requirements of this Permit to any circumstance, is held invalid or unenforceable, the application of such requirements to other circumstances and the remainder of this Permit shall not be affected thereby.

### 2.6 Conflicts

Where there is a conflict between a provision of any submitted document referred to in this Permit, including its Schedules, and the conditions of this Permit, the conditions in this Permit shall take precedence.

## 3. **Water Takings Authorized by This Permit**

### 3.1 **Expiry**

This Permit expires on **March 31, 2031**. No water shall be taken under authority of this Permit after the expiry date.

### 3.2 Amounts of Taking Permitted

The Permit Holder shall only take water from the source, during the periods and at the rates and amounts of taking specified in Table A. Water takings are authorized only for the purposes specified in Table A.

**Table A**

	Source Name / Description:	Source: Type:	Taking Specific Purpose:	Taking Major Category:	Max. Taken per Minute (litres):	Max. Num. of Hrs Taken per Day:	Max. Taken per Day (litres):	Max. Num. of Days Taken per Year:	Zone/ Easting/ Northing:
1	Quarry Sump	Pond Dugout	Pits and Quarries	Dewatering	2,847	24	4,100,000	365	17 559792 4815680
2	On-Site Supply Well	Well Drilled	Manufacturing	Industrial	303	12	218,000	365	17 558702 4815877
3	Source Pond/Quarry Water Management Pond	Pond Connected	Manufacturing	Industrial	7,455	10	4,473,000	295	17 558885 4815545
4	Holding Pond	Pond Dugout	Manufacturing	Industrial	455	10	273,000	295	17 558837 4815803
5	Speed River	River	Manufacturing	Industrial	909	24	1,309,000	295	17 558530 4815197
6									
<b>Total Taking:</b>							27,773,000		

- 3.3 Notwithstanding Table A of Condition 3.2, the Permit Holder may take up to a maximum instantaneous rate of 13,403 litres per minute (L/min) up to a maximum of 19,300,000 Litres per day (L/day) from Source #1 Quarry Sump to account for large surface water events (precipitation and spring freshet) on a temporary basis for a maximum of up to 60 days per year.
- 3.4 Notwithstanding Table A, water taking from Source #1 Quarry sump shall occur within the 10-year extraction footprint as show in Figure 1 of Item 1, Schedule A of this Permit.
- 3.5 The Permit Holder shall maintain the water level in Source #1 Quarry Sump at or above a minimum elevation of 286.5 meters above sea level (masl). A clearly visible survey marker indicating the elevation of 286.5 masl shall be installed at the sump and positioned such that it is observable from outside the sump. The Permit Holder may request to the Director to lower the sump water level provided that the request is supported by site-specific hydrogeological characterization data in accordance with Condition 4.2 of this Permit.
- 3.6 Notwithstanding Table A, this Permit limits the taking from the Speed River for up to 10% of the instantaneous streamflow present on the day or days of taking. At no time shall the withdrawal rate exceed 10% of available streamflow at that location. The Table A permitted taking rates may therefore have to be adjusted downward to remain within this 10% maximum.
- 3.7 Prior to the taking of water from the Speed River the Permit Holder shall contact the Grand River Conservation Authority to determine if any low water conditions have been declared and

are in effect for the Speed River. The Permit Holder shall not take water from this location if a Level 3 low water condition exists.

- 3.8 The rates and amounts of water taken from the river shall be monitored by a flow measuring device(s). The flow device(s) shall be installed and operating prior to the taking of water from the river.
- 3.9 This Permit only allows for the taking of water and does not approve directly or indirectly the discharge of any contaminant. If the dewatering is to be discharged to surface water the Permit Holder shall ensure that the discharge complies with Section 53 of the *Ontario Water Resources Act*, R.S.O. 1990, prior to the taking of water.

#### **4. Monitoring**

- 4.1 The Permit Holder shall maintain a record of all water takings. The daily volume of water taken shall be measured by a flow meter. This record shall include the dates and times of water takings, the rates of pumping, and the total measured amounts of water pumped per day for each day that water is taken under the authorization of this Permit. A separate record shall be maintained for each source. The Permit Holder shall keep all required records up to date and available at or near the site of the taking and shall produce the records immediately for inspection by a Provincial Officer upon his or her request. The Permit Holder shall submit, on or before March 31st in every year, the daily water taking data collected and recorded for the previous year to the Ministry's Water Taking Reporting System.
- 4.2 Within sixty (60) days of permit issuance, the Permit Holder shall submit a workplan to the Director for review and acceptance, detailing the scope of work for additional hydrogeological characterization within the 10-year extraction footprint. This workplan shall be prepared, signed and stamped by a qualified person (QP) who is a registered professional geoscientist (P. Geo) and/or registered professional engineer (P. Eng) with relevant hydrogeological expertise. The workplan shall include at a minimum: a proposed plan to map the top elevation of the Vinemount member within the 10-year extraction footprint, borehole locations, drilling methodology, geophysical logging techniques, hydraulic conductivity testing procedures, and a schedule for implementation. The Permit Holder shall notify the Guelph District Office 48 hours prior to drilling activities to allow for Ministry staff to be in attendance. Additional borehole drilling required as part of this condition shall be completed within one (1) year of permit issuance.
- 4.3 Prior to commencement of extraction activities, the Permit Holder shall conduct a door-to-door water well survey within a 500 metres of the full licensed extraction area. The survey shall be conducted in accordance with the Monitoring and Mitigation Plan outlined in Item 1 of Schedule A of this Permit, and shall be subject to landowner permission. The water well survey shall be submitted to the Director for review and acceptance and shall include the following:
  - a. Summary of information in table format (Excel format):
    - i. Water well record number

- ii. Municipal Address
  - iii. Well use
  - iv. Location coordinates
  - v. Distance from proposed taking
  - vi. Well depth (m bgs)
  - vii. Static water level when drilled (m bgs)
  - viii. Assumed pump intake (m bgs)
  - ix. Available drawdown considering pump intake (m)
  - x. Estimated pumping rate (L/min)
  - xi. Estimated drawdown from domestic use (m)
  - xii. Estimated drawdown from quarry dewatering (m)
  - xiii. Total predicted drawdown (m)
  - xiv. Potential for interference
- b. A map displaying the licensed extraction boundary, all residential properties, and all private water wells (i.e., domestic, commercial, industrial and livestock) within 500 metres of the licensed extraction area.
  - c. An evaluation of the potential interference impacts to private water wells based on the available water column between the static water level and assumed pump intake. The assessment should consider drawdown from both domestic use and quarry dewatering.
  - d. A list of the selected private water wells proposed for inclusion in the groundwater monitoring program as required under Condition 4.4 of this Permit.
- 4.4 The Permit Holder shall implement the Monitoring and Mitigation Plan as described in Item 1 of Schedule A of this Permit. The Permit Holder shall keep Item 1 of Schedule A and all monitoring records available for inspection and review upon request by a Ministry representative.
- 4.5 The Permit Holder shall supplement the monitoring program in Condition 4.4 with relevant pumping rate and/or water level data obtained from publicly available sources or provided directly by the City of Guelph. The supplementary data shall include the following:
- a. City of Guelph Municipal Well water taking records
  - b. City of Guelph Monitoring Wells water level data
  - c. Speed River flows from Grand River Conservation Authority flow monitoring station located at Wellington Road 32 below Guelph
  - d. Local precipitation records – monthly totals and annual total
- 4.6 Within one (1) year of the date of permit issuance, a workplan detailing the scope of work for an injection well pilot testing program shall be submitted to the Director for review and acceptance. This workplan shall be prepared, signed and stamped by a QP who is registered as a P. Geo and/or P.Eng with relevant hydrogeological expertise.

The workplan shall include, but not be limited to, the following components:

- a. Injection well specifications: proposed design, location, screen depth, and injection pumping rate(s) to achieve target flow rates.

- b. Source pond design: conceptual and/or detailed design of the source pond to support the injection system.
- c. Water quality management: a sampling program to characterize water quality and identify any necessary pre-treatment measures prior to injection.
- d. Monitoring and mitigation triggers: proposed groundwater monitoring and trigger levels at off-site monitoring wells to identify and mitigate potential interference impacts to the City of Guelph municipal wells and nearby private water wells.
- e. Environmental compliance considerations: any additional technical or regulatory considerations relevant to obtaining an Environmental Compliance Approval for the injection system.
- f. A proposed date for the installation of the injection well in accordance with the Monitoring and Mitigation Plan outlined in Item 1 of Schedule A of this Permit

## **Reporting**

- 4.7 The Permit Holder shall submit to the Director an annual monitoring report that presents and interprets the monitoring data to be collected under the Terms and Conditions of this Permit. This report shall be prepared, signed and stamped by a QP who is a registered P. Geo or a registered P. Eng specializing in hydrogeology who shall take responsibility for its accuracy. The report shall include a summary and assessment of all data collected under Conditions 4.1 to 4.5 of this Permit. The QP shall assess the potential impacts of the water taking on the City of Guelph's water supply wells, and on local private water wells. The report shall be submitted to the Director by March 31st of each calendar year.
- 4.8 Any request for technical amendment, expansion of the 10-year footprint and/or renewal of this Permit shall be accompanied by a report, prepared, signed and stamped by a QP (P. Geo or P. Eng specializing in hydrogeology) detailing and assessing all data collected under Conditions 4.1 to 4.5 and a plan to install the injection well in accordance with Condition 4.6 of this Permit.

## **5. Impacts of the Water Taking**

- 5.1 **Notification**  
The Permit Holder shall immediately notify the local District Office of any complaint arising from the taking of water authorized under this Permit and shall report any action which has been taken or is proposed with regard to such complaint. The Permit Holder shall immediately notify the local District Office if the taking of water is observed to have any significant impact on the surrounding waters. After hours, calls shall be directed to the Ministry's Spills Action Centre at 1-800-268-6060.
- 5.2 **For Surface-Water Takings**  
The taking of water (including the taking of water into storage and the subsequent or simultaneous withdrawal from storage) shall be carried out in such a manner that streamflow is not stopped and is not reduced to a rate that will cause interference with downstream uses of water or with the natural functions of the stream.

#### For Groundwater Takings

If the taking of water is observed to cause any negative impact to other water supplies obtained from any adequate sources that were in use prior to initial issuance of a Permit for this water taking, the Permit Holder shall take such action necessary to make available to those affected, a supply of water equivalent in quantity and quality to their normal takings, or shall compensate such persons for their reasonable costs of so doing, or shall reduce the rate and amount of taking to prevent or alleviate the observed negative impact. Pending permanent restoration of the affected supplies, the Permit Holder shall provide, to those affected, temporary water supplies adequate to meet their normal requirements, or shall compensate such persons for their reasonable costs of doing so.

If permanent interference is caused by the water taking, the Permit Holder shall restore the water supplies of those permanently affected.

#### **6. Director May Amend Permit**

The Director may amend this Permit by letter requiring the Permit Holder to suspend or reduce the taking to an amount or threshold specified by the Director in the letter. The suspension or reduction in taking shall be effective immediately and may be revoked at any time upon notification by the Director. This condition does not affect your right to appeal the suspension or reduction in taking to the Environmental Review Tribunal under the *Ontario Water Resources Act*, Section 100 (4).

*The reasons for the imposition of these terms and conditions are as follows:*

1. Condition 1 is included to ensure that the conditions in this Permit are complied with and can be enforced.
2. Condition 2 is included to clarify the legal interpretation of aspects of this Permit.
3. Conditions 3 through 6 are included to protect the quality of the natural environment so as to safeguard the ecosystem and human health and foster efficient use and conservation of waters. These conditions allow for the beneficial use of waters while ensuring the fair sharing, conservation and sustainable use of the waters of Ontario. The conditions also specify the water takings that are authorized by this Permit and the scope of this Permit.

*In accordance with Section 100 of the Ontario Water Resources Act, R.S.O. 1990, you may by written notice served upon me, the Ontario Land Tribunal and the Minister of the Environment, Conservation and Parks, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Minister of the Environment, Conservation and Parks will place notice of your appeal on the Environmental Registry. Section 101 of the Ontario Water Resources Act, as amended provides that the Notice requiring a hearing shall state:*

1. The portions of the Permit or each term or condition in the Permit in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

*In addition to these legal requirements, the Notice should also include:*

- a. The name of the appellant;
- b. The address of the appellant;
- c. The Permit to Take Water number;
- d. The date of the Permit to Take Water;
- e. The name of the Director;
- f. The municipality within which the works are located;

*This notice must be served upon:*

*The Secretary  
Environmental Review Tribunal  
Registrar  
Ontario Land Tribunal  
655 Bay Street, Suite 1500  
Toronto, Ontario  
M5G 1E5  
OLT.Registrar@ontario.ca*

*AND*

*The Minister of the Environment,  
Conservation and Parks  
777 Bay Street, 5th Floor  
Toronto, Ontario  
M7J 2J3*

*AND*

*The Director, Section 34.1,  
Ministry of the Environment,  
Conservation and Parks*

***Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal:***

by Telephone at

(416) 212-6349

Toll Free 1(866) 448-2248

by Fax at

(416) 326-5370

Toll Free 1(844) 213-3474

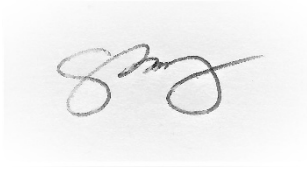
by e-mail at

www.ert.gov.on.ca

*This instrument is subject to Section 38 of the **Environmental Bill of Rights** that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek to appeal for 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry, you can determine when the leave to appeal period ends.*

This Permit cancels and replaces Permit Number 2718-7S3RM7, issued on 2003/07/07.

Dated at Hamilton this 31<sup>st</sup> day of March, 2026.



Director, Section 34.1  
*Ontario Water Resources Act, R.S.O. 1990*



## **Schedule A**

This Schedule "A" forms part of Permit To Take Water 1775-DHLMHY, dated .

Item #1

WSP Canada Inc. (January 21, 2026). Letter RE: Groundwater and Surface Water Monitoring Program for the 10-Year Extraction Footprint of Amrize Wellington Quarry.

# THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

## BY-LAW NUMBER 2026-019

Being a by-law to authorize the entering into Agreements with the County of Wellington for the Community Housing Development Fund.

**WHEREAS** the *Municipal Act*, S.O.2001, c.25 authorizes a municipality to enter into Agreements;

**AND WHEREAS** the *Municipal Act*, S.O. 2001, c.25 authorizes a municipality to delegate authority in accordance with the provisions in the *Municipal Act*;

**AND WHEREAS** the Council for the Corporation of the Township of Puslinch deems it appropriate to enter into agreements with the County of Wellington for the Additional Residential Unit Community Housing Development Fund and for the Sunrise Therapeutic Riding Centre Community Housing Development Fund;

**NOW THEREFORE** the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the Corporation of the Township of Puslinch enter into agreements with the County of Wellington for the Additional Residential Unit Community Housing Development Fund appended as Schedule "A" to the by-law and Sunrise Therapeutic Riding Centre Community Housing Development Fund appended as Schedule "B" to the by-law.
2. That the Mayor and Municipal Clerk are hereby authorized to execute the Agreement.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 15<sup>th</sup> DAY OF APRIL 2026.**

---

James Seeley, Mayor

---

Justine Brotherston, Municipal Clerk

COMMUNITY HOUSING DEVELOPMENT FUNDING AGREEMENT

THIS AGREEMENT dated the    day of       , 2026

**BETWEEN:**

**THE CORPORATION OF THE COUNTY OF WELLINGTON**  
**(“the County”)**

**and**

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH**  
**(“the Township”)**

**WHEREAS** County Council approved the Community Housing Development Fund Policy in May 2025 based on funds previously raised for the Continuum of Care Project which permits funds to be reallocated to the seven member municipalities to develop housing to address the availability gap between low end market housing and subsidized housing.

**AND WHEREAS** the Township of Puslinch submitted a Community Housing Development Fund Application which has been approved by the County.

**NOW THEREFORE THIS AGREEMENT WITNESSETH** that in consideration of the mutual premises hereinafter set forth and other good valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, the parties hereto agree as follows:

**1. Definitions**

1.1 “Agreement” means this Agreement.

“Funding” means the sum of Two Hundred Thousand Dollars (\$ 200,000.00) advanced by the County to the Township as a one-time funding as set out in Clause 2.

**2. Funding and Conditions of Funding**

The County shall advance to the Township, pursuant to the terms of this Agreement, a one-time Funding of the sum of Two Hundred Thousand Dollars (\$200,000.00) in accordance with the County Housing Development Fund Application set out as Schedule A hereto and the terms and conditions set out herein which include but is not limited to the following :

- i) Any Funding not used by the Township on or before December 31, 2027 shall be returned to the County.
- ii) The project being funded by the Township as set out in Schedule A shall have local permissions including a building permit in place no later than December 31, 2027.
- iii) The County will release the Funding to the Township on a schedule to be agreed to between the County Treasurer and the Township Treasurer taking into account the timelines set out in Schedule A. It is the Township's responsibility to work with the proponent to obtain backup invoicing and information regarding the development of the property. The County may request proof of relevant backup information at its discretion upon reaching certain phases/milestones as set out in Schedule A.
- iv) The Township will provide to the County, annually, or at the County's request proof that the project continues to meet the programme's objectives of affordability as defined as 80% of the CMHC Average market Rents Survey or as periodically adjusted/established by the County in its role as Consolidated Municipal Service Manager (CMSM).

### **3. Relationships**

The Township, in executing this Agreement, shall do so as an independent contractor and none of the Township, its officers, employees or agents shall hold themselves out as nor shall be deemed to be employees, partners or joint venturers or in any other relationship to the County other than as an independent contractor.

### **4. Confidentiality**

The County and the Township shall hold confidential and shall not disclose or release to any person other than to each other at any time during or following the term of this Agreement, except where required by law, any information or document that tends to identify any individual in receipt of services as a result of this Agreement ("Confidential Information") without obtaining the written consent of the individual prior to the release or disclosure of such information or document.

Each party covenants and agrees that it shall:

- 1) keep confidential all Confidential Information;
- 2) not disclose or use any Confidential Information, or permit others to do so, at any time during or after the Term of this Agreement;
- 3) take all reasonable precautions in dealing with Confidential Information so as to prevent its unauthorized use or disclosure including, without limitation, all steps that it takes to protect its own confidential or proprietary information;
- 4) not reproduce, copy or duplicate any Confidential Information without the prior written consent of the other party; and
- 5) upon termination, for any reason, or upon its withdrawal from this Agreement, securely destroy or return to the other party all Confidential Information (including all notes, records and documents pertaining thereto) in its possession or under its control at that time.

The parties acknowledge that the obligations set out in this Section shall survive and continue in full force and effect for an indefinite period after the termination or expiration of this Agreement.

## **5. Indemnification**

Each party to this Agreement agrees to indemnify and hold the other party (the “non-breaching party”) harmless against every loss, cost, damage or expense ( including reasonable legal fees and expenses) incurred by the non-breaching party as a result of any breach by the other party of the terms of this Agreement or negligent act or omission or willful misconduct of a Party, its employees or agents, provided the non-breaching party notifies the other party promptly after commencement of any action brought against it for which it may seek indemnity. This provision shall survive the termination of this Agreement.

## **6. Owner Agreements**

The Township agrees that any funding provided under this Agreement for the development of Accessory Residential Units (ARUs) shall be administered through individual funding agreements between the Township and the respective property owners receiving funding (the “Owner Agreements”).

The Township shall ensure that each Owner Agreement includes provisions requiring that the terms and conditions associated with the funding, including but not limited to the applicable affordability rental rates, affordability requirements, and affordability period established under the Township of Puslinch ARU Grant Policy and this Agreement, apply to the subject property and bind the property owner and any successor in title for the duration of the applicable affordability period. For the purposes of this Agreement, the affordability rental rates shall be defined as eighty percent (80%) of the Canada Mortgage and Housing Corporation (CMHC) Average Market Rent, as determined through the CMHC Rental Market Survey, or such other rate as may be periodically established or adjusted by the County in its role as Consolidated Municipal Service Manager (CMSM).

The Township shall further ensure that each Owner Agreement requires that, in the event of any transfer, sale, or conveyance of a property receiving funding under this program during the affordability period, the obligations associated with the funding shall continue to apply and shall be assumed by the subsequent owner for the remainder of the affordability period.

The Township shall be responsible for ensuring that the Owner Agreements contain appropriate provisions to give effect to these requirements and to maintain compliance with the terms and conditions of this Agreement.

## **7. Time**

Time shall be of the essence of this Agreement.

## **8. Assignments/Successors and Assigns**

Neither this Agreement nor any rights or obligations under this Agreement shall be assignable by either Party without the prior written consent of the other Party. Subject to that condition, this Agreement shall enure to the benefit of and be binding upon the Parties and their respective heirs, executors, administrators, successors (including any successor by reason of amalgamation of any Party) and permitted assigns.

## **9. Severability**

If any provision of this Agreement is determined to be invalid, illegal or unenforceable by an arbitrator or any court of competent jurisdiction, that provision will be severed from this Agreement, and the remaining provisions will remain in full force and effect.

## **10. Governing Law and Attornment**

This Agreement is governed by and will be construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable therein. Each Party irrevocably attorns to the non-exclusive jurisdiction of the courts of Ontario with respect to any matter arising under or relating to this Agreement.

## **11. Counterparts and Electronic Execution**

This Agreement may be executed in any number of counterparts each of which will be deemed to be an original, and all of which taken together will be deemed to constitute one and the same instrument. This Agreement may be executed and delivered by electronic means and each of the Parties may rely on such electronic execution as though it were an original hand-written signature.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the date first above written.

**THE CORPORATION OF THE COUNTY OF WELLINGTON**

per:

---

Name: Chis White  
Title: Warden

---

Name: Jennifer Adams  
Title: County Clerk

We have the authority to bind the Corporation

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH**

per:

---

Name:  
Title:

---

Name:  
Title:

I/We have the authority to bind the Corporation

## SCHEDULE A

1. Funding will be available/released to the Township of Puslinch in the following phases:
  - a. Additional Residential Unit (ARU) Grant Program
    - i. ARU Grant Program Launch
      1. \$ 200,000
      2. April 2026
2. Payment dates and amounts will be established by agreement of the Township of Puslinch Treasurer and the County of Wellington Treasurer. Funds will be released to the Township Treasurer upon receipt of documentation satisfactory to the County Treasurer and in accordance with the approved schedule.
3. Funds not paid out by the December 31, 2027, will be deemed “forfeited” and remain with the County.

SCHEDULE B

(Puslinch Application Form and County Resolution on County Housing Development Fund)

COMMUNITY HOUSING DEVELOPMENT FUNDING AGREEMENT

THIS AGREEMENT dated the    day of    , 2026

**BETWEEN:**

**THE CORPORATION OF THE COUNTY OF WELLINGTON**  
**(“the County”)**

**and**

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH**  
**(“the Township”)**

**WHEREAS** County Council approved the Community Housing Development Fund Policy in May 2025 based on funds previously raised for the Continuum of Care Project which permits funds to be reallocated to the seven member municipalities to develop housing to address the availability gap between low end market housing and subsidized housing.

**AND WHEREAS** the Township of Puslinch submitted a Community Housing Development Fund Application which has been approved by the County.

**NOW THEREFORE THIS AGREEMENT WITNESSETH** that in consideration of the mutual premises hereinafter set forth and other good valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, the parties hereto agree as follows:

**1. Definitions**

1.1 “Agreement” means this Agreement.

“Funding” means the sum of Eight Hundred Thousand Dollars (\$ 800,000.00) advanced by the County to the Township as a one-time funding as set out in Clause 2.

**2. Funding and Conditions of Funding**

The County shall advance to the Township, pursuant to the terms of this Agreement, a one-time Funding of the sum of Eight Hundred Thousand Dollars (\$ 800,000.00) in accordance with the County Housing Development Fund Applications set out as Schedule A hereto and the terms and conditions set out herein which include but is not limited to the following :

- i) Any Funding not used by the Township on or before December 31, 2027 shall be returned to the County.
- ii) The project being funded by the Township as set out in Schedule A shall have local permissions including a building permit in place no later than December 31, 2027.
- iii) The County will release the Funding to the Township on a schedule to be agreed to between the County Treasurer and the Township Treasurer taking into account the timelines set out in Schedule A.
- iv) Grant funding shall be applied solely to permits and approvals directly associated with residential development, including but not limited to building permits, septic system permits, and site work required for residential development. Funding shall not be used for permits related to ancillary structures, accessory uses, or any primary or secondary uses unrelated to residential development. It is the Township's responsibility to work with the proponent to obtain backup invoicing and information regarding the development of the property. The County may request proof of relevant backup information at its discretion upon reaching certain phases/milestones as set out in Schedule A.
- v) The Township will provide to the County, annually, or at the County's request proof that the project continues to meet the programme's objectives of affordability as defined as 80% of the CMHC Average market Rents Survey or as periodically adjusted/established by the County in its role as Consolidated Municipal Service Manager (CMSM).

### **3. Relationships**

The Township, in executing this Agreement, shall do so as an independent contractor and none of the Township, its officers, employees or agents shall hold themselves out as nor shall be deemed to be employees, partners or joint venturers or in any other relationship to the County other than as an independent contractor.

### **4. Confidentiality**

The County and the Township shall hold confidential and shall not disclose or release to any person other than to each other at any time during or following the term of this Agreement, except where required by law, any information or document that tends to identify any individual in receipt of services as a result of this Agreement ("Confidential Information") without obtaining the written consent of the individual prior to the release or disclosure of such information or document.

Each party covenants and agrees that it shall:

- 1) keep confidential all Confidential Information;
- 2) not disclose or use any Confidential Information, or permit others to do so, at any time during or after the Term of this Agreement;
- 3) take all reasonable precautions in dealing with Confidential Information so as to prevent its unauthorized use or disclosure including, without limitation, all steps that it takes to protect its own confidential or proprietary information;

- 4) not reproduce, copy or duplicate any Confidential Information without the prior written consent of the other party; and
- 5) upon termination, for any reason, or upon its withdrawal from this Agreement, securely destroy or return to the other party all Confidential Information (including all notes, records and documents pertaining thereto) in its possession or under its control at that time.

The parties acknowledge that the obligations set out in this Section shall survive and continue in full force and effect for an indefinite period after the termination or expiration of this Agreement.

## **5. Indemnification**

Each party to this Agreement agrees to indemnify and hold the other party (the “non-breaching party”) harmless against every loss, cost, damage or expense ( including reasonable legal fees and expenses) incurred by the non-breaching party as a result of any breach by the other party of the terms of this Agreement or negligent act or omission or willful misconduct of a Party, its employees or agents, provided the non-breaching party notifies the other party promptly after commencement of any action brought against it for which it may seek indemnity. This provision shall survive the termination of this Agreement.

## **6. Owner Agreements**

The Township agrees that any funding provided under this Agreement shall be administered through an individual funding agreement between the Township and Sunrise Therapeutic Riding Centre (the “Owner Agreement”).

The Township shall ensure that the Owner Agreement includes provisions requiring that the terms and conditions associated with the funding, including but not limited to the applicable affordability rental rates, affordability requirements, and affordability period, apply to the subject property and bind the property owner and any successor in title for the duration of the applicable affordability period. For the purposes of this Agreement, the affordability rental rates shall be defined as eighty percent (80%) of the Canada Mortgage and Housing Corporation (CMHC) Average Market Rent, as identified through the CMHC Rental Market Survey, or as may be periodically adjusted or established by the County in its role as Consolidated Municipal Service Manager (CMSM).

The Township shall further ensure that the Owner Agreement requires that, in the event of any transfer, sale, or conveyance of a property receiving funding under this program during the affordability period, the obligations associated with the funding shall continue to apply and shall be assumed by the subsequent owner for the remainder of the affordability period.

The Township shall be responsible for ensuring that the Owner Agreement contains appropriate provisions to give effect to these requirements and to maintain compliance with the terms and conditions of this Agreement.

## **7. Time**

Time shall be of the essence of this Agreement.

## **8. Assignments/Successors and Assigns**

Neither this Agreement nor any rights or obligations under this Agreement shall be assignable by either Party without the prior written consent of the other Party. Subject to that condition, this Agreement shall enure to the benefit of and be binding upon the Parties and their respective heirs, executors, administrators, successors (including any successor by reason of amalgamation of any Party) and permitted assigns.

## **9. Severability**

If any provision of this Agreement is determined to be invalid, illegal or unenforceable by an arbitrator or any court of competent jurisdiction, that provision will be severed from this Agreement, and the remaining provisions will remain in full force and effect.

## **10. Governing Law and Attornment**

This Agreement is governed by and will be construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable therein. Each Party irrevocably attorns to the non-exclusive jurisdiction of the courts of Ontario with respect to any matter arising under or relating to this Agreement.

## **11. Counterparts and Electronic Execution**

This Agreement may be executed in any number of counterparts each of which will be deemed to be an original, and all of which taken together will be deemed to constitute one and the same instrument. This Agreement may be executed and delivered by electronic means and each of the Parties may rely on such electronic execution as though it were an original hand-written signature.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the date first above written.

**THE CORPORATION OF THE COUNTY OF WELLINGTON**

per:

---

Name: Chis White  
Title: Warden

---

Name: Jennifer Adams  
Title: County Clerk

We have the authority to bind the Corporation

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH**

per:

---

Name:  
Title:

---

Name:  
Title:

I/We have the authority to bind the Corporation

## SCHEDULE A

1. Funding will be available/released to the Township of Puslinch in the following phases:
  - a. Sunrise Therapeutic Riding & Learning Centre
    - i. Residence Expansion: Near term project expenses
      1. \$ 250,000
      2. April 2026
    - ii. Resident Expansion: Mid-project draw for construction costs
      1. \$ 550,000
      2. January 2027
2. Payment dates and amounts will be established by agreement of the Township of Puslinch Treasurer and the County of Wellington Treasurer. Funds will be released to the Township Treasurer upon receipt of documentation satisfactory to the County Treasurer and in accordance with the approved schedule.
3. Funds not paid out by the December 31, 2027, will be deemed “forfeited” and remain with the County.

SCHEDULE B

(Puslinch Application Form and County Resolution on County Housing Development Fund)

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2026-020

Being a by-law to confirm the proceedings of the Council of the Corporation of the Township of Puslinch at its Council meeting held on April 15, 2026.

WHEREAS by Section 5 of the *Municipal Act, 2001, S.O. 2001, c.25* the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS by Section 5, Subsection (3) of the *Municipal Act*, a municipal power including a municipality's capacity, rights, powers and privileges under section 8, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Township of Puslinch at its Council meeting held on April 15, 2026, be confirmed and adopted by By-law;

NOW THEREFORE the Council of the Corporation of the Township of Puslinch hereby enacts as follows:

- 1) The action of the Council of the Corporation of the Township of Puslinch, in respect of each recommendation contained in the reports of the Committees and each motion and resolution passed and other action taken by the Council at said meeting are hereby adopted and confirmed.
- 2) The Head of Council and proper official of the Corporation are hereby authorized and directed to do all things necessary to give effect to the said action of the Council.
- 3) The Head of Council and the Clerk are hereby authorized and directed to execute all documents required by statute to be executed by them, as may be necessary in that behalf and the Clerk authorized and directed to affix the seal of the said Corporation to all such documents.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 15 DAY OF APRIL 2026.

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James Seeley, Mayor

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Justine Brotherston, Municipal Clerk