



**TOWNSHIP OF MELANCTHON  
HYBRID COUNCIL MEETING  
THURSDAY, MAY 7<sup>TH</sup>, 2026 - 5:00 P.M.**

***Council meetings are recorded and will be available on the Township website under Quick Links – Council Agendas and Minutes within 5 business days of the Council meeting.***

Join Zoom Meeting

<https://us02web.zoom.us/j/87563089701?pwd=bee35kZUIQAcGCrLbMAVy9C4vZ2xRP.1>

Meeting ID: 875 6308 9701

Passcode: 110427

One tap mobile

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**AGENDA**

- 1. Call to Order**
- 2. Land Acknowledgement Statement**

*We will begin the meeting by sharing the Land Acknowledgement Statement:*

We would like to begin by acknowledging that Melancthon Township recognizes the ancestral lands and treaty territories of the Tionontati (Petun/Wyandot(te)), Haudenosaunee (Six Nations), and Anishinaabe Peoples. The Township of Melancthon resides within the lands named under the Haldimand Deed of 1784 and the Lake Simcoe-Nottawasaga Treaty (Treaty 18).

These territories upon which we live and learn, are steeped in rich Indigenous history and traditions. It is with this statement that we declare to honour and respect the past and present connection of Indigenous peoples with this land, its waterways and resources.
- 3. Announcements**
- 4. Additions/Deletions/Approval of Agenda**
- 5. Declaration of Pecuniary Interest and the General Nature Thereof**
- 6. Approval of Draft Minutes – April 16<sup>th</sup>, 2026 & April 28<sup>th</sup>, 2026**
- 7. Business Arising from Minutes**
- 8. Point of Privilege or Personal Privilege**

**9. Public Question Period** (Please visit our website under Agendas and Minutes for information on Public Question Period)

**10. Public Works**

1. Accounts
2. Recommendation Report for the 2026 Gravel Tender (not in Agenda package as Tender closes May 5<sup>th</sup>)
3. Other

**11. Planning**

1. Applications to Permit
2. Niagara Escarpment Commission – Proposed Alignment of the Niagara Escarpment Area of Development Control in Dufferin County
3. Memorandum from Liam Morgan, Acting Planning Manager regarding Province of Ontario’s Proposed Amendment to the Designation of Area of Development Control Regulations under the Niagara Escarpment Planning and Development Act
4. Other

**12. Strategic Plan**

**13. Climate Change Initiatives**

**14. Dufferin OPP Detachment Board – Melancthon, Mono, Mulmur**

**15. County Council Update**

1. County of Dufferin – County Council Highlights April 9<sup>th</sup>, 2026
2. County of Dufferin – County Council Highlights April 23<sup>rd</sup>, 2026

**16. Committee/Board Reports & Recommendations**

1. Parks & Recreation Board Recommendation – April 27<sup>th</sup>, 2026

**17. Correspondence**

**Board, Committee & Working Group Minutes**

1. Parks & Recreation Board – March 23<sup>rd</sup>, 2026
2. Shelburne Public Library Board – March 31<sup>st</sup>, 2026

**Items for Information Purposes**

1. Tatham Engineering – 2025 Strada Annual Monitoring  
[https://www.dropbox.com/scl/fo/w1tqvoxeob0so33py9gx2/AKEoH\\_kkZxSwwGSQPcTbbyw?rlkey=u27szb5y5g0udm3bootzgx4ql&st=dmqe0i4x&dl=0](https://www.dropbox.com/scl/fo/w1tqvoxeob0so33py9gx2/AKEoH_kkZxSwwGSQPcTbbyw?rlkey=u27szb5y5g0udm3bootzgx4ql&st=dmqe0i4x&dl=0)
2. Wellington-Dufferin-Guelph Public Health – Information about Ticks and Lyme Disease Risk in Dufferin County
3. Watson & Associates – Bill 98, Building Homes and Improving Transportation Infrastructure Act, 2026 and Regulatory Proposal 026-0312
4. County of Dufferin Resolution regarding the Ministry of Transportations Highway 10 Operational Performance Review
5. Shelburne & District Fire Department – 2025 Annual Report
6. Ministry of Municipal Affairs and Housing – Municipal Buy Ontario Procurement Directive – Phased Implementation Dates
7. Sylvia Jones, MPP Dufferin-Caledon – Ontario Transit Investment Fund (OTIF) Increased Funding
8. Sylvia Jones, MPP Dufferin-Caledon – Community Sport and Recreation Infrastructure Fund (CSRIF) Additional Funding
9. Western Ontario Wardens Caucus – Support of Finlay’s Law on Emergency Room Reform

10. Ministry of the Environment, Conservation and Parks – Proposed Environmental Assessment Act (EAA) Amendments to Improve the Comprehensive Environmental Assessment (EA) Process
11. Ministry of the Environment, Conservation and Parks – Requirements for Waste Disposal Site Service Area and Fill Rate Changes
12. Grand River Conservation Authority – Summary of the General Membership Meeting – April 24<sup>th</sup>, 2026
13. Shelburne Royal Canadian Air Cadet Squadron – Request for Financial Support for Costs Associates with Annual Parade
14. Nottawasaga Valley Conservation Authority Media Release – NVCA Launches Permit Progress Tracking Tool
15. The Royal Canadian Legion Ontario Command – 14<sup>th</sup> Annual Military Service Recognition Book
16. MPAC's 2025 Annual and Performance Report and Financial Statements

#### **Items for Council Action**

1. Ministry of Municipal Affairs and Housing – 2026 Association of Municipalities of Ontario (AMO) Conference – Delegation Requests

#### **18. General Business**

1. Accounts
2. Notice of Intent to Pass By-law
  1. By-law to Provide Remuneration, Allowances and Expenses for Members of Council, **effective November 15, 2026**
  2. By-law to Authorized the Signing of an Agreement between the Corporation of the County of Dufferin and the Corporation of the Township of Melancthon for the Provision of Building Services
3. New/Other Business/Additions
  1. Report from Denise B. Holmes – Lame Duck Provisions & Delegation of Authority
  2. Family Transition Place – Proclamation for Sexual Violence Prevention Month
  3. Notice of Motion – Ministry of Transportation Operational Performance Review (OPR) of Highway 10 (Deputy Mayor McLean)
4. Unfinished Business
  1. Amendments to the Township Salvage Yard By-law 56-2019 (Mayor White)
5. Reports/Updates from Members of Council & Administrative Staff

#### **19. Delegations**

1. 5:30 p.m. – Statutory Public Meeting for a Zoning By-law Amendment on land described as East Part of Lots 7 and 8, Concession 1 OS – 556408 Mulmur-Melancthon Townline – File No. Z26-02 – Mary Young
2. 6:00 p.m. – Mayor Seeley, Chair and Courtenay Hoytfox, Top Aggregate Producing Municipalities of Ontario (TAPMO) invited by Council to attend the meeting to learn more information about the organization and becoming a member
3. 7:00 p.m. – David Germain, Thomson Rogers and David Donnelly, Donnelly Law, Township Solicitors regarding the Strada Aggregates Applications (Closed Session)

#### **20. Closed Session**

1. Items for Discussion:
  1. Delegation #1 – Section 239(2)(f) – Advice that is subject to Solicitor-Client Privilege
2. Approval of Draft Minutes – April 16<sup>th</sup>, 2026
3. Business Arising from Minutes
4. Rise With or Without Report from Closed Session

- 21. Third Reading of By-laws**
- 22. Notice of Motion**
- 23. Confirmation By-law**
- 24. Adjournment and Date of Next Meeting – Thursday, May 21<sup>st</sup>, 2026 at 5:00 p.m.**

**APPLICATIONS TO PERMIT FOR APPROVAL  
May 7, 2026 COUNCIL MEETING**

<b>PROPERTY OWNER</b>	<b>PROPERTY DESCRIPTION</b>	<b>SIZE OF BUILDING</b>	<b>TYPE OF STRUCTURE</b>	<b>USE OF BUILDING</b>	<b>DOLLAR VALUE</b>	<b>D.C.'s</b>	<b>COMMENTS</b>
Kymerly Knight & Nicholas Baryla	Plan 54, Lot 27, Con 6 SW Pt Lot 22 681169 260 Sideroad	93.74m2 (1009sqft)	Garage	Residential	\$95,000	No	Approved
Maple Ridge Plastics - Reuben Bowman Agent: Aaron Bauman	Pt Lot 28, Con 9 NE 318401 8th Line NE	37.16m2 (400sqft)	Tower Silo & Feed Room	Agricultural	\$50,000	No	Approved
Ivan Martin Agent: Aaron Bauman	Pt Lot 28, Con 5 SW 098268 4th Line SW	207.17m2 (2229.96sqft)	Single Family Dwelling	Residential	\$450,000	Yes	Approved
Kevin & Rebecca McGriskin	Pt Lot 12, Con 3 OS 477084 3rd Line	130.06m2 (1400sqft)	Storage Shed	Residential	\$50,000	No	Approved

## Denise Holmes

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**From:** Sperling, Janet (MNR) <Janet.Sperling@ontario.ca>  
**Sent:** Monday, April 13, 2026 9:32 AM  
**To:** Denise Holmes; Planner  
**Subject:** Proposed Alignment of the Niagara Escarpment Area of Development Control in Dufferin County

Good morning,

I wanted to make you aware of a recent posting on the Ontario Environmental Registry in case you had not yet seen it. The posting relates specifically to lands within the County of Dufferin that are located within the Niagara Escarpment Area of Development Control, as designated under Ontario Regulation 826 (R.R.O. 1990): [R.R.O. 1990, Reg. 826 DESIGNATION OF AREA OF DEVELOPMENT CONTROL | ontario.ca](#).

Proposed development on lands within the Area of Development Control require a development permit from the Niagara Escarpment Commission. In Dufferin County, there are areas that fall within the Area of Development Control but are outside the Niagara Escarpment Plan Area. In these locations, the Niagara Escarpment Plan is not in effect; instead, development is governed by applicable Official Plans, while municipal zoning by-laws do not apply.

The Ministry of Natural Resources is proposing to align the Area of Development Control more closely with the Niagara Escarpment Plan Area, with the intent of improving clarity and efficiency in the planning and permitting process for landowners.

A link to the posting is provided below should you wish to review the proposal and consider providing input.

<https://ero.ontario.ca/notice/026-0260>

Janet Sperling  
Acting Senior Strategic Advisor | Niagara Escarpment Commission  
1450 7<sup>th</sup> Ave. East | Owen Sound, ON | N4K 2Z1  
Phone: 226-668-5247 | Website: [www.escarpment.org](http://www.escarpment.org)



**Niagara Escarpment Commission**  
An agency of the Government of Ontario

Accessibility: As part of the NEC's commitment to providing accessible service, please let me know if you have any accommodation needs or require the contents of this email in an alternative format.

Availability: NEC staff provide services in person, via telephone, or via email. To better serve you, **we ask that you make an appointment if you prefer to meet in person.** You may request an appointment with staff at [escarpment.org/appointments](https://escarpment.org/appointments).

**Did you know:** You can now submit Development Permit Applications to the Niagara Escarpment Commission online? Visit our [website](#) to learn more.



The Corporation of

**THE TOWNSHIP OF MELANCTHON**

157101 Highway 10, Melancthon, Ontario, L9V 2E6

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**MEMORANDUM**

**Date:** May 7, 2026  
**To:** Mayor White and Members of Council  
**From:** Liam Morgan, Acting Planning Manager  
**Report:** P2026-06  
**Re:** Province of Ontario's Proposed Amendment to the Designation of Area of Development Control Regulation under the *Niagara Escarpment Planning and Development Act*.

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**Recommendation(s)**

Be it resolved that Township of Melancthon Council receive Report P2026-06 as information;

And be it resolved that Township of Melancthon Council supports and directs staff to submit the commenting letter provided in *Appendix 1* to the Environmental Registry of Ontario ('ERO') portal.

**Background and Analysis**

On March 30<sup>th</sup>, 2026, the Ministry of Natural Resources ('MNR') opened an Environmental Registry of Ontario ('ERO') portal regarding a proposed amendment to R.R.O. 1990 Regulation 826 under the *Niagara Escarpment Planning and Development Act*. The proposed amendment seeks to implement two (2) changes, which include the following:

1. Update the Area of Development Control where it overlaps with the Parkway Belt West Plan within the City of Burlington.
2. Update the Area of Development Control to align with the Niagara Escarpment Plan boundary in the County of Dufferin.

Of most notable to the Township of Melancthon is the second listed aforementioned change, which is also the focus of the commenting letter included as *Appendix 1* to this report. Currently the Area of Development Control extends beyond that of the Niagara Escarpment Plan Area, with both areas still requiring proposed development to receive a development permit prior to proceeding. What the proposed amendment intends to do is remove any Areas of Development Permit Control that extend beyond that of the Niagara Escarpment Plan Area. Development permits, therefore, would now only be required for lands located in the Niagara Escarpment Plan boundary.

While the Niagara Escarpment Plan transects the municipalities of Melancthon, Mono, and Mulmur in the County of Dufferin, it is planning staff's opinion that the greatest impact of this proposed amendment will likely be in the Township of Melancthon. This, in large part, is because of the presence of the Horning's Mills settlement area. In our review of the Niagara Escarpment Plan mapping, the entirety of Horning's Mills, as well as other lands extending east to the Mulmur boundary, west to County Road 124, south to County Road 17, and north of Sideroad 15, are currently defined as Area of Development Control (see *Figure 1*). If the proposed amendment were to be implemented this would result in a significant growth area for Melancthon no longer being defined as an Area of Development Control and subject to the policies of the Niagara Escarpment Plan. Instead, the Township Zoning By-law policies would be in-force and effect.

In general, Township planning staff are in support of the proposed amendments being made by the MNR, but specifically that of the adjustment in Dufferin County. It is our belief that the proposed changes will create greater clarity between municipalities and the Niagara Escarpment Commission ('NEC') in terms of the approval responsibilities for planning applications. Where Township planning staff have some concerns is mainly with regards to the transition phase should this change be

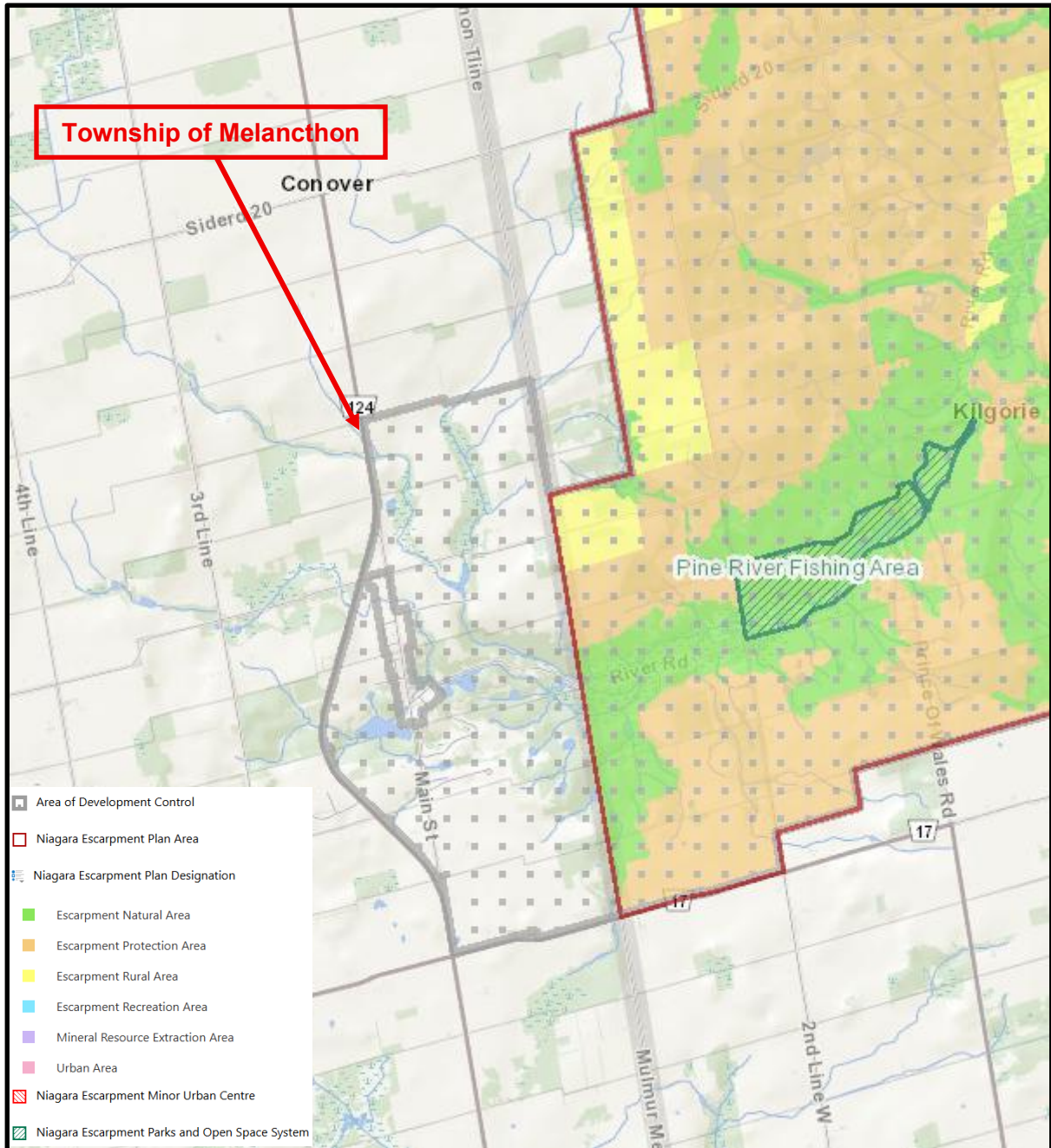


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## THE TOWNSHIP OF MELANCTHON

157101 Highway 10, Melancthon, Ontario, L9V 2E6

implemented. In instances where a development permit application has been submitted for lands in the Area of Development Control would this still be the application process to be utilized? Further to that, in the case of Melancthon, the zoning structure for lands where the Area of Development Control is present has, in most cases, not been established through the Township Zoning By-law. This, in turn, means that the Township would be required to undertake a minor housekeeping exercise for the zoning by-law. Given the above, we would request that additional information be provided by the MNR regarding the transition phase after the amendment has been implemented, if that does occur.



### Conclusion

In reviewing the proposed amendment to Regulation 826 under the *Niagara Escarpment Planning and Development Act*, Township planning staff are generally in support of the proposed changes. In our opinion, the amendment would help clarify planning responsibilities between municipalities and the Niagara Escarpment Commission and, in turn, avoid any unnecessary confusion for landowners. We do, however, believe that greater clarification should be provided by the MNR on the transition process for not only municipalities, but also for landowners that may currently have development permit applications currently submitted to the Niagara Escarpment Commission.



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157101 Highway 10, Melancthon, Ontario, L9V 2E6

Prepared by:

A handwritten signature in black ink that reads "LM".

**Liam Morgan**, MCIP, RPP

Acting Planning Manager

Phone: 519-941-2816 Ext. 2511

[lmorgan@melancthontownship.ca](mailto:lmorgan@melancthontownship.ca)

**List of Appendices:**

- Appendix #1 – Township of Melancthon Commenting Letter



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**THE TOWNSHIP OF MELANCTHON**

157101 Highway 10, Melancthon, Ontario, L9V 2E6

**Appendix #1 – Township of Melancthon Commenting Letter**



May 15, 2026

Hon. Mike Harris  
Minister of Natural Resources  
438 University Avenue, Suite 1802  
Toronto, ON M5G 2K8

Minister Harris

**Re. Township of Melancthon Response to the Ministry of Natural Resources Proposed Amendment to the Designation of Area of Development Control Regulation under the *Niagara Escarpment Planning and Development Act*.**

On behalf of the Township of Melancthon, staff is pleased to provide written comments pertaining to the proposed amendment to the designation of Area of Development Control Regulation under the *Niagara Escarpment Planning and Development Act* that was prepared by the Ministry of Natural Resources ('MNR'). It is our belief that the following comments will assist the MNR in not only determining whether to proceed forward with the amendment, but current areas that require greater clarification and refinement.

The Township of Melancthon wants to first make note of its strong support for the amendments being proposed by the MNR. Given the prominence of the of the Area of Development Control in the Township of Melancthon, but specifically surrounding the major growth area of Horning's Mills, the refining of planning responsibilities would be well received by planning staff. Drawing from experience, Township planning staff have been required to provide clarification on the development approval process for landowners in the Area of Development Control. This need for clarification has resulted in applications associated with new developments being delayed. With a significant portion of the lands currently in the Area of Development Control being located in a notable growth area, this change will ensure that future growth in Melancthon occurs using the planning framework that has been established by Councilors and residents alike. Landowners and prospective applicants will only be required to undertake one approval process, which not only creates a clearer process for the applicant, but also establishes a more streamlined development application process.

While staff are in strong support of the amendment, Township planning staff would appreciate greater clarification be provided with respect to the transition phase. For landowners located in the Area of Development Control that may currently have a development permit application in front of the Niagara Escarpment Commission ('NEC') would they still be required to proceed forward with this application process if this change were to be implemented? If not, would the landowner be then



# TOWNSHIP OF Melancthon

required to determine alignment with the Township zoning by-law and, if not in conformity, then undertake a zoning by-law amendment? Clarification on this process is critical for not only landowners but Township planning staff, as the zoning structure for the currently designated Area of Development Control has not been established in the Township of Melancthon zoning by-law. This would, therefore, require Township planning staff to undertake a housekeeping amendment to the zoning by-law to establish zoning for the area currently defined as Area of Development Control. Township planning staff would appreciate if the MNR provides a grace period between when a decision is made on the amendment and when it becomes in-force and effect. This grace period would provide Township planning staff the opportunity to have the zoning by-law updated once the Area of Development Control has been adjusted, as per the proposed amendment.

The Township of Melancthon appreciates the opportunity to provide comments on the proposed amendment to the designation of Area of Development Control regulation under the *Niagara Escarpment Planning and Development Act*. We also want to note our appreciation to the Province of Ontario, but specifically the MNR in their work to create clearer and more streamlined planning application processes. It is our hope that the comments provided above will assist the MNR in further refining the proposed amendments to the Area of Development Control in the County of Dufferin.

Respectfully submitted,

**Liam Morgan**, MCIP, RPP  
Acting Planning Manager  
Phone: 519-941-2816 Ext. 2511  
[lmorgan@melancthontownship.ca](mailto:lmorgan@melancthontownship.ca)



## Council Highlights

County of Dufferin  
55 Zina Street, Orangeville, Ontario

*For Immediate Release: April 16, 2026*

Dufferin County Council met on April 9, 2026 for a Council meeting. For the full Council meeting agenda and minutes, please see the County's [Meeting Agendas and Minutes page](#).

Here are the highlights of the April 9 meeting:

- [Homelessness Task Force Implementation Update](#)
- [Basic Income Pilot Program](#)
- [Canada Wide Early Learning and Child Care Benefit](#)
- [Dufferin Oaks Quality Report](#)
- [COPA 1-25 514504 2<sup>nd</sup> Line, Amaranth](#)

### **Staff Continue Homelessness Task Force Implementation**

Dufferin County's Homelessness Task Force made 18 recommendations to Council, which they endorsed in November of 2025. The recommendations are intended to strengthen the homelessness response system, expand housing options, and enhance community awareness.

Staff have prepared a multi-year implementation plan across four strategic pillars: Education and Awareness, Housing Stock, Process and Policies and Advocacy.

Immediate actions identified within the implementation plan are currently being completed within existing staff capacity and approved operating budgets. Medium and long-term items, including feasibility reviews, acquisition opportunities and program incentives, will require additional resources and may have operating and capital budget implications. As program designs are finalized, staff will bring forward detailed financial considerations to Council through future budget updates or stand-alone reports.

### **Advocacy to the Federal Government for a Basic Income Pilot Program**

One of the recommendations from the Homelessness Task Force was advocacy for a Universal Basic Income program. Basic Income is a concept whereby members of a population receive payments that meet basic needs. Other provinces across Canada have Basic Income projects underway.

In 2025, Senator Pate sponsored Bill S-206 - an Act to develop a national framework for a guaranteed livable basic income. In the Senate, it is awaiting consideration in committee. The bill would pressure the government to investigate *how* guaranteed livable basic income might be implemented in Canada.

Dufferin County Council have asked staff to advocate to the Federal Government for support for a Universal Basic Income Pilot Program.

## **CWELCC Update**

The annual Canada Wide Early Learning and Child Care (CWELCC) reconciliation process has identified situations where some child care operators will be required to repay funds to the Ministry via the County due to decreased program enrolment, operational changes and licensing requirements and over-allocated expenditures.

Historically, all reconciliation-related repayments occur within the same fiscal year that the debt is incurred; however, due to the size of the repayment amounts for several operators and in recognition of the financial pressures that operators are currently experiencing under CWELCC funding constraints, County staff recommended a two-year repayment plan to avoid undue hardship.

A two-year repayment option supports the sustainability of operators and helps maintain childcare capacity across Dufferin. The approved approach aims to reduce the risk of operator instability, which could otherwise result in vacancy loss, staff layoffs or potential exits from the CWELCC program in Dufferin County.

At the meeting, Council directed staff to advocate to the Provincial and Federal governments, including requesting a delegation at the upcoming Association of Municipalities of Ontario Conference, for program improvements that reflect alternate capacity licensing approaches, geographic considerations within the funding formula, and the long-term sustainability of the program.

## **Dufferin Oaks Quality Report**

Dufferin Oaks continues to foster a strong quality improvement culture grounded in collaboration, continuous learning and person-centred care. As resident needs grow, the home remains committed to delivering safe, high-quality services.

The 2025 Annual Quality Report fulfills requirements under the Fixing Long Term Care Act, FLCTA, 2021 and outlines key achievements and priorities at Dufferin Oaks. The 2026–2027 Quality Improvement Narrative and Workplan, which is submitted annually to Ontario Health, aligns with County strategic priorities and focuses on two areas: Efficiency and Resident Safety.

Highlights from the past year include an increase of 32% in responses, 99 to 100% satisfaction in the Resident and Family Survey, achievement of a three year accreditation award with CARF, completion of Pay Equity with CUPE, completion of phase one Nurse Call upgrades, restructuring of the Leadership team to enhance capacity and the addition of a full-time Nurse Practitioner.

## **COPA 1-25 514504 2<sup>nd</sup> Line, Amaranth**

On January 29, 2025, the County received a County Official Plan Amendment to redesignate the lands at 514504 2nd Line in the Township of Amaranth from Countryside Area (Schedule B) and Prime Agricultural (Schedule C) to Community Settlement Area. At this meeting, Council refused the application based on staff's recommendation.

County planning staff undertook a comprehensive review of critical land use policies and comments received from internal departments and prescribed agencies and determined that critically important policies pertaining to the establishment of new settlement areas were not met by the proposed development. Planning staff were also of the opinion that many of the provincial interests outlined in the Planning Act, which municipalities must have regard to, were not upheld by the proposed development.

Through comments received from several external agencies, there were notable concerns pertaining to the protection of natural heritage features and whether the appropriate assessments had been completed to determine the viability of the proposed servicing strategy. Staff recommended to Council that they not approve the proposed amendment to redesignate the lands to Community Settlement Area and Council approved staff's recommendation.

**About Dufferin County Council**

Dufferin County Council consists of 15 members representing each of the eight municipalities in Dufferin. Council meeting processes are set out in the County's Procedural By-Law.

Dufferin County Council and Committee meetings can be watched live on the [County's website](#).

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**MEDIA CONTACT:**

Megan Ball, Manager of Communications  
[mball@dufferincounty.ca](mailto:mball@dufferincounty.ca)



## Council Highlights

County of Dufferin  
55 Zina Street, Orangeville, Ontario

*For Immediate Release: April 30, 2026*

Dufferin County Council met on April 23, 2026 for a Council meeting. For the full Council meeting agenda and minutes, please see the County's [Meeting Agendas and Minutes page](#).

Here are the highlights of the April 23 meeting:

- [Dufferin County Council proclaimed May Community Living Month in Dufferin](#)
- [Dufferin County Council proclaimed May Sexual Violence Prevention Month in Dufferin County](#)
- [Dufferin County Council proclaimed May 14 Students Against Impaired Driving Day in Dufferin County](#)
- [Dufferin County to send commenting letters on the Province of Ontario's Proposed Building Homes and Improving Transportation Infrastructure Act, 2026](#)
- [Dufferin County's Chief Administrative Officer provided an update on the Municipal Program Review](#)
- [Staff directed to bring forward report on Council agendas and meeting structure](#)
- [Dufferin County adopts new Procedural By-law to come into effect for the next Term of Council](#)

### **Dufferin County Council proclaimed May Community Living Month in Dufferin**

Diane Kite, Executive Director, Community Living Dufferin was present to accept a proclamation of May being Community Living Month in Dufferin.

Community Living Month is a province-wide annual awareness campaign to recognize the accomplishments of the Community Living movement.

### **Dufferin County Council proclaimed May Sexual Violence Prevention Month in Dufferin County**

Dufferin County Council proclaimed May as Sexual Violence Prevention Month in Dufferin County.

In Dufferin throughout May, Family Transition Place and other members of the [Ontario Coalition of Rape Crisis Centres \(OCRCC\)](#) will spread awareness to further practice sexual violence prevention, using a #SurvivorsFirst approach.

### **Dufferin County Council proclaimed May 14 Students Against Impaired Driving Day in Dufferin County**

Dufferin County Council proclaimed May 14 Students Against Impaired Driving Day in Dufferin County. Students Against Impaired Driving (SAID) Day is a province-wide initiative in Ontario aimed at educating youth about the dangers of impaired and distracted driving. Impaired driving is the leading cause of death for youth aged 15–24 in Canada.

### **Dufferin County to send commenting letters on the Province of Ontario's Proposed Building Homes and Improving Transportation Infrastructure Act, 2026**

The Ministry of Municipal Affairs and Housing has introduced new legislation referred to as the Building Homes and Improving Transportation Infrastructure Act, 2026 (Bill 98). Dufferin County staff provided a report to County Council on the legislative changes being proposed, including information on the most notable amendments being made to the Planning Act and the implementation of the new Fare Alignment and Seamless Transit Act, 2026.

Staff have prepared five commenting letters for changes being proposed to the Planning Act. Those letters will be submitted to the respective Environmental Registry of Ontario portal by the April 29 and May 14 deadlines.

Staff informed Council they have no significant comments pertaining to the Fare Alignment and Seamless Transit Act, 2026 at this time. Once additional information is brought forward, staff may have comments, especially as it relates to the financial responsibility of rural transit systems.

### **Dufferin County's Chief Administrative Officer provided an update on the Municipal Program Review**

Dufferin County launched a program review in January 2026 to identify service adjustments, alternate delivery models, productivity improvements, efficiencies, and revenue opportunities to achieve budgetary savings.

At the Council meeting, the CAO provided Council with an update including the status of 51 program reviews led by department heads/division managers. The update also summarized options completed to date.

The CAO informed Council that low-risk, staff-recommended savings options identified in the update total \$361,558 to \$472,658 annually. Combined with Update 2 savings of \$121,500 to \$128,000, total budgetary savings identified to date are \$483,058 to \$600,658 annually.

Further savings have been identified for the consideration of Council and are outlined in the Summary of Options and Recommendations on the County's website. Staff have created a scoring matrix and the County will hold workshops to discuss next steps related to the Service Review.

### **Staff directed to bring forward report on Council agendas and meeting structure**

Last year, County Council implemented a consent agenda and direct-to-Council meeting structure. As some members of Council have identified that the current format is not effectively supporting discussion and decision-making, Council directed staff to bring forward a report no later than the June 28, 2026 Council meeting to explore alternative approaches. Staff will provide options for Council's consideration at a later date.

### **Dufferin County adopts new Procedural By-law to come into effect for the next Term of Council**

At the meeting, the County adopted a new Procedural By-law to come into effect for the next Term of Council. Major changes include:

- Beginning meetings at 6 pm on the second and fourth Thursday of each month. Previously, meetings were hosted during one day and one evening each month.
- The Warden will now be elected for a two-year team and there will be a Deputy Warden, also to be elected Warden for a two-year term concurrent with the Warden.

### **About Dufferin County Council**

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**MEDIA CONTACT:**

Megan Ball, Manager of Communications

[mball@dufferincounty.ca](mailto:mball@dufferincounty.ca)



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THE TOWNSHIP OF MELANCTHON  
157101 Hwy. 10, Melancthon, Ontario, L9V 2E6*

## **Corporation Of the Township of Melancthon**

### **Memorandum**

**To: Mayor White And Members of Council**

**From: Becky Cunnington, Secretary Parks & Recreation Board**

**Subject: Recommendation from Parks & Recreation Board Meeting Held  
April 27<sup>th</sup>, 2026**

**Date: May 7<sup>th</sup>, 2026**

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#### **7.2.6 General Business; Unfinished Business; Winter Use of Parks**

At its recent meeting, the Parks and Recreation Board discussed a report prepared by Township staff regarding winter access to Township parks.

#### **Recommendation:**

As a result of this discussion, the Board recommends that Council approve a pilot project for the 2026/2027 winter season to provide winter maintenance of the parking lot at the Corbetton Park.

## **CORPORATION OF THE TOWNSHIP OF MELANCTHON**

The Township of Melancthon Parks and Recreation Board held a meeting on March 23, 2026, at 7:00 p.m. The following members were present: Chair Bill Neilson, Vice-Chair David Thwaites, Members Jessica Plowright, Ruth Plowright, Lynn Hodgson, Doug Read and Darren White, also present was Becky Cunnington, Parks and Recreation Board Secretary. The meeting was called to order at 7:00 p.m.

### **Land Acknowledgement**

Chair Neilson shared the Land Acknowledgement Statement.

### **Additions/Deletions/Approval of Amended Agenda**

#### **Additions**

None

#### **Deletions**

None

#### **Approval of Agenda**

Moved by R. Plowright, Seconded by Read that the agenda be approved as circulated.  
Carried.

#### **Approval of Minutes**

Moved by Thwaites, Seconded by J. Plowright that the minutes of the Parks and Recreation Board Meeting held on February 23, 2026, be approved as circulated.  
Carried.

#### **Business Arising from Minutes**

None

#### **Declaration of Pecuniary Interest or Conflict of Interest**

No declaration declared at this time.

#### **General Business**

##### **1) New**

##### **1. Cobstock**

Member R. Plowright reported that North of 89 Alliance had reached out to her about holding Cobstock at the Horning's Mills Community Park in August. She shared that this was discussed at the Council

meeting held this past Thursday and that Council is agreeable to allowing this if some stipulations are met in regards to alcohol being served. Council directed Township staff to reach out to North of 89 Alliance to discuss these stipulations.

A few of the Parks and Recreation Board Members questioned if the nearby property owners would have concerns over noise, it was decided that any concerns brought forward would be addressed at that time.

## **1) Unfinished Business**

### **1. Horning's Mills Park**

#### **i. Blue Jay Grant**

Vice-Chair Thwaites reported that he has reached out to both the men's and women's leagues in Shelburne but has not yet received a response. He also contacted Mansfield Minor Baseball, who have provided a list of requested improvements for the ball diamond. In addition, Vice-Chair Thwaites has connected with a contractor based in London and will be meeting with him on-site to discuss potential improvement options.

The Board discussed that if user groups are not willing to commit to a set number of games or rental nights over a defined period, the grant application would not proceed. There was also discussion about considering alternative uses for the park, as well as exploring different development ideas, should there be limited interest in use of the ball diamond.

#### **ii. Rentals**

No new rentals have been confirmed.

#### **iii. Sign**

Township Staff advised that they have reached out to two sign suppliers that the Township uses to request quotes for the Park sign as well as emergency location signs. Once the quotes have been received, they will be shared with the Board.

### **2. Corbetton Park**

#### **i. Slide**

Township Staff reported that they will be reaching out to the company that provided the quote and discuss moving forward with the purchase and installation of the slide.

**ii. Shade Covers/Sails**

An onsite visit will be scheduled once the snow is gone to discuss location and installation of the sails.

**3. Melancthon Day**

**i. Start Time**

The events run by the Parks & Recreation Board will begin at 5:00 p.m.

**ii. Ball Tournament**

Member R. Plowright is waiting to hear back from Jeff McLean about the status of the ball tournament. If they go ahead it will be requested that they wrap up around 4:00 p.m.

**iii. Discussion on Licensing of Park**

Member R. Plowright suggested the park be licensed again for the event, stating they did make some money last year. No objections were noted.

**iv. Fireworks**

Member Hodgson reported that she has reached out to Troy Gallimore and he is able to provide a similar show again this year for the same budget. The Board Members were all in agreement to book him again.

**v. Bouncy Castle**

Member Hodgson reported that she had reached out to last year's provider as well as a few more in the area and had obtained quotes which she presented. The Board Members were all in agreement to go with We The Bounce again this year as the price and package was the best and it was noted that refunds and coordination in past year's has always worked well. Member Hodgson will confirm with We the Bounce and will forward the contact information to Township Staff to coordinate payment.

**vi. Raffle Baskets**

Member Hodgson agreed to purchase and arrange the items for the kids raffle baskets. Chair Neilson will look after creating the tickets again.

**vii. Blitzful Treats**

Chair Neilson reached out to Blitzful Treats and they are able to offer a lunch menu if the ball tournament goes ahead and then will

switch to treats for the evening event if the Fire Department runs the BBQ.

**viii. Mulmur Melancthon Fire Department**

Chair Neilson will reach out to the Mulmur Melancthon Fire Department and offer them to run a BBQ again this year. They will be given a deadline to commit by, as it was discussed that the Parks & Recreation Board would run a BBQ and would need time to organize if the fire department can not commit.

**ix. Friday BBQ & Sunday Breakfast**

Member R. Plowright will look after getting the food for both events, Friday will offer Hamburgers & Hot Dogs and Sunday will be back bacon on a bun. Set up for the Friday BBQ will be at 4:00p.m. with the event starting at 5:00 p.m. Set up for Sunday will be at 8:00 a.m. with the event starting at 9:00 a.m.

**4. 2026 Projects & Events**

**Touch a Truck Event**

Member Read reported that he has reached out to the owner of the "Tow Mater" look-alike truck to inquire about its availability to attend the event. The event date will be determined once the truck's availability has been confirmed. Once a date has been set, members will reach out to other organizations and services to arrange for additional equipment and vehicles to participate.

**Run/Fitness Day**

Member R. Plowright suggested organizing a run and fitness event to be held at the Corbetton Park and utilize the rail trail. Member R. Plowright suggested reaching out to Trainer Games Fitness in Shelburne to assist with running the event and Vice-Chair Thwaites suggested reaching out to David from Shelburne Physio as well. A possible date of early September was suggested as well as having the participants find sponsors to participate with money going towards playground equipment.

**5. Rail Trail Collaboration with the County**

Township Staff reported that they have reached out to the County and are working on scheduling a meeting to discuss ideas and possible collaborations.

**6. Winter Use of Parks**

Township Staff shared that they are working with the Public Works Superintendent on gathering information on prices for equipment and

staffing required to provide this service. They will prepare a report ahead of the next board meeting for review.

## **7. Survey Questions**

Chair Neilson reminded the Board Members to come up with some possible survey questions to be discussed at the next meeting. Member R. Plowright suggested conducting a combined or general survey, noting that the Horning's Mills Hall Board has also expressed interest in undertaking a survey; therefore, it may be beneficial to collaborate or include broader questions.

Members are asked to submit their proposed questions to the Board Secretary by April 19, 2026, so they can be compiled and included in the agenda package for the April 27, 2026 meeting.

## **2) Brainstorming**

None

## **Recommendation to Council**

None

## **Public Question Period**

None.

## **Confirmation Motion**

Moved by Thwaites, Seconded by Hodgson that all actions of the Members and Officers of the Parks and Recreation Board with respect to every matter addressed and/or adopted by the Board on the above date are hereby adopted, ratified and confirmed; and each motion, resolution and other actions taken by the Board Members at the meeting held on the above date are hereby adopted, ratified and confirmed. Carried.

## **Adjournment**

8:15 p.m. - Moved by Thwaites, Seconded by J. Plowright that we adjourn this Parks and Recreation Board meeting to meet again on Monday April 27, 2026, at 7:00 p.m. or at the call of the Chair. Carried.

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CHAIR

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SECRETARY



## Minutes of Shelburne Public Library Board

**Tuesday, March 31, 2026, 7 p.m.**  
**KTH Room, 201 Owen Sound St, Shelburne, ON L9V 3L2**

Members Present: G. Dunlop  
T. Field  
Councillor V. Paan (Amaranth)  
Councillor M. Davie (Mono)  
Councillor P. Clark (Mulmur)  
Councillor R. Plowright (Melanchthon)

Members Absent: J. Hodder  
Councillor L. Wegener (Shelburne)

Staff Present: S. McGrady, CEO  
D. Lange, Treasurer

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### **1. Call to Order**

Chair G. Dunlop called the meeting to order at 7:05p.m.

### **2. Disclosures of (Direct or Indirect) Pecuniary Interest**

None.

### **3. Land Acknowledgment**

The Chair acknowledged that the Town of Shelburne resides within the traditional territory and ancestral lands of the Anishinaabe, including the Ojibway, Potawatomi, Chippewa and the People of the Three Fires Confederacy.

These traditional territories upon which we live, work, play and learn are steeped in rich Indigenous history and traditions. It is with this statement that we declare to honour and respect the past and present connection of Indigenous peoples with this land, its waterways and resources.

**4. Approval of the Agenda**

Motion 14-26

Moved by Councillor P. Clark

Seconded by Councillor R. Plowright

Be it resolved that we approve the agenda for the March 31, 2026, meeting.

**Carried**

**5. Adoption of Minutes of Previous Meeting**

Motion 15-26

Moved by T. Field

Seconded by Councillor R. Plowright

Be it resolved that we approve the minutes as amended of the Board meeting dated February 17, 2026.

**Carried**

**6. Information Item – CEO Report**

Motion 16-26

Moved by Councillor V. Paan

Seconded by Councillor M. Davie

Be it resolved that we receive the CEO Report for March 2026.

**Carried**

**7. Staff Reports**

**7.1 Financial Report**

Motion 17-26

Moved by Councillor P. Clark

Seconded by Councillor V. Paan

Be it resolved that the Financial Report of February 2026, be received and the Profit and Loss statement for February 2026 be approved.

**Carried**

**7.2 Policy Review – Human Resources Management, Health & Safety, and Hiring and Orientation**

Motion: 18-26

Moved by T. Field

Seconded by Councillor R. Plowright

Be it resolved that Report - Policy Review – Human Resources Management, Health and Safety, and Hiring and Orientation be received; and,

That the Board approve the Human Resources Management Policy (HR-01) as presented; and,

That the Board approve the Hiring and Orientation Policy (HR-02) as presented; and,

That the Board approve the Health and Safety Policy (HR-09) as presented.

**Carried**

**7.3 Municipal Agreements 2026**

Motion: 19-26

Moved by Councillor V. Paan

Seconded by Councillor M. Davie

Be it resolved that That the Municipal Agreements 2026 report be received; and

That the Board approve the draft Financial Recommendation as outlined in Appendix 1; and

That this resolution replace the Funding Formula resolution dated June 21, 2016, in the municipal agreements; and,

That the Board approve a 2026 Municipal Agreement for each partnering municipality, incorporating the new resolution as Appendix A.

**Carried**

**7.4 Recording Board Meetings**

Motion: 20-26

Moved by Councillor P. Clark

Seconded by T. Field

Be it resolved that Report – Recording Board Meetings be received, and

The Shelburne Public Library Board is committed to transparency, accessibility, and public accountability. In accordance with the requirements of the *Public Libraries Act, R.S.O. 1990, c. P.44, s.16*, all Board meetings comply with applicable legislation. At this time, the Board has determined that meetings will not be recorded.

**Carried**

**7.5 2026 Revised Board Meeting Schedule**

Motion: 21-26

Moved by Councillor R. Plowright

Seconded by Councillor P. Clark

Be it resolved that Report – Revised Board Meeting Schedule be received; and,

That the Board approve the revised schedule for 2026.

**Carried**

**8. New Business**

**8.1 Move In Camera**

Motion: 22-26

Moved by Councillor M. Davie

Seconded by Councillor V. Paan

Be it resolved that the Board move into a closed meeting at 8:37 p.m. pursuant to Section 16.1 (4) (b) of *The Public Libraries Act, R.S.O. 1990*, to discuss personal matters about an identifiable individual.

**Carried**

**8.1.1**

Motion: 24-26

Moved by Councillor P. Clark

Seconded by Councillor M. Davie

That the Board rises from in-camera at 8:43 p.m. to resume regular business.

**Carried**

Motion: 25-26

Moved by Councillor V. Paan

Seconded by Councillor P. Clark

That the verbal update from the CEO be received as information.

**Carried**

**9. Correspondence**

**10. Announcements**

**11. Date of Next Meeting**

The next meeting of the Board is scheduled for Tuesday, April 28, 2026

**12. Adjournment**

Motion 26-26

Moved by Councillor R. Plowright

Seconded by T. Field

That we now adjourn at 8:44 p.m. to meet again on April 28, 2026, at 7 p.m. or at call of the Chair.

**Carried**

April 14, 2026

## Information about ticks and Lyme disease risk in Dufferin County

Dear Resident,

Due to recent increases in Lyme disease cases in Dufferin County, Wellington-Dufferin-Guelph (WDG) Public Health is sharing information to help Dufferin County residents protect themselves, their families and their pets. WDG Public Health is also seeking residents' consent to monitor for ticks on private property as part of its surveillance efforts.

Lyme disease is spread through the bite of infected blacklegged ticks (also called deer ticks), which are commonly found in wooded areas, forest edges, brush and leaf litter. Simple precautions – such as doing tick checks, wearing protective clothing, using insect repellent and removing ticks promptly – can help reduce your risk of tick bites. Additional information can be found at [wdgpublichealth.ca/ticks](http://wdgpublichealth.ca/ticks).

### Help us learn more about ticks in your area


In addition to ongoing tick monitoring at public parks and trails, WDG Public Health is looking for property owners who are willing to allow tick dragging on their private property. This work involves having staff walk through the property while pulling a small white cloth along the ground to collect ticks for identification. This one-time visit takes less than three hours and does not disturb the land.

If your property has large, wooded areas, brush or leaf litter and you are open to helping prevent Lyme disease through tick identification, please contact us:

**Phone:** 1-800-265-7293 ext. 4753

**Email:** [PHI.intake@wdgpublichealth.ca](mailto:PHI.intake@wdgpublichealth.ca)

Sincerely,



Paul Medeiros, MSc, CPHI(C)  
Vice President, Health Protection and Emergency Preparedness

April 10, 2026

To our Municipal Clients:

Re: *Bill 98, Building Homes and Improving Transportation Infrastructure Act, 2026 and Regulatory Proposal 026-0312*

In our continued efforts to keep our clients up to date on legislative changes that may impact them, we are writing to inform you of proposed legislative changes to the *Development Charges Act, 1997* (D.C.A.) and the *Planning Act* (with respect to parkland dedication requirements). The provincial government has introduced Bill 98, an Act to enact the *Fare Alignment and Seamless Transit Act, 2026* and to amend various Acts (referred to as the *Building Homes and Improving Transportation Infrastructure Act, 2026*). This Bill proposes amendments to the following legislation:

- *Building Code Act, 1992;*
- *City of Toronto Act, 2006;*
- *Development Charges Act, 1997;*
- *Metrolinx Act, 2006;*
- *Municipal Act, 2001;*
- *Planning Act;*
- *Safe Drinking Water Act, 2002; and*
- *Water and Wastewater Public Corporations Act, 2025.*

The Bill also introduces new legislation, i.e., the *Fare Alignment and Seamless Transit Act, 2026*.

In addition to the legislative amendments, the Province is also proposing changes to the *Planning Act* regulations (Ontario Regulation 509/20). The proposed changes, which are intended to standardize parkland requirements, are available for comments via the Environmental Registry of Ontario at the following link: <https://ero.ontario.ca/notice/026-0312>. The deadline to submit comments is May 14, 2026.

Comments related to changes to the D.C.A. can be made at the following link: <https://www.regulatoryregistry.gov.on.ca/proposal/53553>. The deadline to submit comments is April 29, 2026.

This letter provides a summary and preliminary analysis of the proposed changes with respect to development charges (D.C.s) and parkland dedication requirements. In addition, the provincial and federal governments recently announced a joint funding program to invest in infrastructure and reduce D.C.s (i.e., “The Canada-Ontario



Partnership to Build”). This letter also provides our preliminary analysis with respect to the funding announcement.

## 1. Proposed Changes to the Development Charge Framework

### 1.1 Proposed Changes to the *Development Charges Act, 1997*

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The proposed changes to the D.C.A. are presented in Schedule 3 of Bill 98. These changes include the addition of a new section 4.5 to provide for a mandatory exemption for non-profit retirement home development and minor corrections to references under subsection 52 (3.1) of the D.C.A.

#### 1.1.1 *New Statutory Exemption*

Non-profit Retirement Home Development is defined as: the development of a building or structure intended for use as a retirement home, as defined in subsection 2 (1) of the *Retirement Homes Act, 2010*, and developed by,

- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act, or
- (b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act.

This exemption does not apply to charges payable prior to the day the Bill receives Royal Assent, but does apply to any future instalment payments.

#### 1.1.2 *Canada-Ontario Partnership to Build Funding Announcement*

On March 30, 2026, the federal and provincial governments announced a new funding partnership that would provide a combined \$8.8 billion over 10 years for infrastructure investments in Ontario, with Canada’s share of funding from the Building Communities Strong Fund’s provincial and territorial stream. The main points of the funding announcement are as follows:

- The goal of the funding is to support housing-enabling infrastructure projects.
- Funding will be prioritized for municipalities that reduce and maintain reductions on D.C.s.
- The federal and provincial government will agree on a list of priority municipalities where D.C.s are seen as cost-prohibitive and where growth is essential to support Ontario’s future.
  - Ontario would require a commitment to reduce D.C.s by 30% to 50% and maintain the reduction for at least three (3) years.



- This new funding is intended to offset the financial impact of D.C. reductions; however, municipalities are expected to support the D.C. reductions so that all three (3) levels of government are supporting increased housing supply and affordability.
- Funding will be made available for municipalities that do not levy D.C.s where infrastructure projects are prioritized by the Province.
- Municipalities will be required to identify projects for which the funding may be used, which must be ready-to-build and may include other requirements of Ontario and Canada.

To date, no additional information has been provided by the federal or provincial government. It is anticipated that further details will be provided by the Province when available.

## 2. Proposed Changes to the Parkland Dedication Framework

### 2.1 Proposed Changes to the *Planning Act*

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#### 2.1.1 *Legislative Amendments*

##### **Type of Land Eligible for Dedication**

In 2022, Bill 23 (*More Homes Built Faster Act*) introduced amendments to section 42 of the *Planning Act* that would provide that certain lands may be required to be accepted as part of parkland dedication requirements. These changes are included in subsections 42 (4.30) through 42 (4.39) but are not yet in force.

Bill 98 provides for an amendment to subsection 42 (4.32) to clarify that if a municipality intends to accept the conveyance of land or an interest in land, it is subject to the description of land included in subsection 42 (4.31). That is, that the land is:

- Part of a parcel of land that abuts one or more other parcels of land on a horizontal plane;
- Subject to an easement or other restriction; or
- Encumbered by below-grade infrastructure.

This also includes an interest in land other than the fee, where interest is sufficient to allow the land to be used for park or other public recreational purposes (4.31) (b).

Bill 98 also adds the following subsection:

(4.32.1) If the interest in land described in clause (4.31) (b) is an easement, the easement is valid whether or not the municipality owns



appurtenant land or land capable of being accommodated or benefited by the easement.

## **Appeal**

Subsection 42 (4.35) provides that an owner of land who has received notice of refusal to accept parkland dedication may appeal within 20 days to the Ontario Land Tribunal.

Bill 98 adds the following subsection:

(4.35.1) An owner of land who has not received a notice under subsection (4.34) within 90 days of identifying land in accordance with subsection (4.30) may, at any time before receiving notice under subsection (4.34), appeal to the Tribunal the municipality's failure to make a decision as to whether to accept the conveyance by filing with the clerk of the municipality a notice of appeal accompanied by the fee charged by the Tribunal.

This additional subsection allows an owner of land to appeal where no decision has been made within 90 days of identifying the lands to be dedicated.

## **Order by Tribunal**

Subsection 42 (4.38) provides that the Ontario Land Tribunal has the authority to consider whether the land identified for dedication meets prescribed criteria, and if so, order that the land be conveyed to the municipality and that it counts towards parkland dedication requirements.

Bill 98 adds the following subsection:

(4.38.1) For the purposes of clause (4.38) (b), any land described in clause (4.31) (a) or any interest in land described in clause (4.31) (b) that is conveyed in accordance with clause (4.38) (a) shall be counted towards any requirement set out in the by-law by multiplying the area of such land by a factor of 0.7 or such other larger factor as may be determined by the municipality.

This subsection provides that any lands ordered to be conveyed that are encumbered as noted in subsection (4.31) be counted towards parkland dedication requirements at a discounted rate of 0.7. For example, in a situation where an applicant is required to dedicate 2 hectares of land for parkland dedication and proposes to provide 1 hectare of that land that is encumbered, the Tribunal may order these lands to be accepted and they would be equivalent to the dedication of 0.7 hectares of land. The applicant would still be required to dedicate an additional 1.3 hectares of unencumbered land.



### **2.1.2 Proposed Amendments to Ontario Regulation 509/20**

The Province has identified new regulations related to identifying which types of land will be suitable for land dedication. The land suitability criteria would identify ineligible land and land accessibility requirements.

#### **Ineligible Land**

The proposal would identify the following land as ineligible for parkland dedication:

- 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 (P.P.S., 2024), as well as lands affected by human-made hazards as described in section 5.3 of the P.P.S., 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 the public at all times.

#### **Land Accessibility/Comfort for Use**

The proposed regulation notes that 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.
- Of a size and shape that is capable of serving park or public recreational purposes.

### **2.1.3 Summary of Proposed Parkland Dedication Amendments**

With the addition of the proposed criteria identified in the proposed regulations, the Province is seeking to enact the subsections of section 42 of the *Planning Act* that allow developer-identified lands to be required for parkland dedication. Once identified, if



refused by the municipality or no decision is provided, the developer may appeal the decision (or non-decision) to the Ontario Land Tribunal. The Tribunal then has the authority to review the proposed land to be dedicated against the criteria in the *Planning Act* and the associated regulations, and may order the land to be accepted by the municipality.

### 3. Concluding Remarks

Although the changes to the D.C.A. are limited to the addition of an exemption for non-profit retirement home developments, as noted in previous correspondence, exemptions from D.C.s are funded from non-D.C. sources.

The announcement of the Canada-Ontario Partnership to Build provides municipalities with additional funding for infrastructure; however, it is contingent on municipalities reducing their D.C.s. It appears that not all the reduction will be funded through these grants, and municipalities will be required to contribute some portion from non-D.C. sources.

With respect to parkland dedication, the Province is seeking to implement sections of the *Planning Act* added through Bill 23 by providing criteria for which municipalities would accept encumbered lands from developers. These encumbered lands must meet the criteria set out in the *Planning Act* and associated regulations; however, it is anticipated that municipalities will see an increase in appeals to the Ontario Land Tribunal with respect to this issue.

We will continue to monitor any changes and inform you of the potential impacts on municipalities.

Should you have any questions, please contact any of the undersigned or send an email to [info@watsonecon.ca](mailto:info@watsonecon.ca).

Yours very truly,

WATSON & ASSOCIATES ECONOMISTS LTD.

Andrew Grunda, MBA, CPA, CMA, CEO  
Peter Simcisko, BA (Hons), MBE, Managing Partner  
Sean-Michael Stephen, MBA, Managing Partner  
Daryl Abbs, BA (Hons), MBE, PLE, Managing Partner  
Byron Tan, BA (Hons), MBE, PLE, Managing Partner  
Jamie Cook, MCIP, RPP, PLE, Managing Partner  
Jack Ammendolia, BES, PLE, Managing Partner



April 13, 2026

Ministry of Transportation  
777 Bay Street, 5<sup>th</sup> Floor  
Toronto ON M7A 1Z8  
Attn: Honourable Prabmeet Sarkaria

Dear Honourable Sarkaria:

At its regular meeting on April 9, 2026, Dufferin County Council passed the following resolution:

**WHEREAS the Ministry of Transportation has conducted an Operational Performance Review of Highway 10 between the intersection of Highways 9 and 10 and Highway 10 and Southgate Road 24/Melancthon-Artemisia Townline, such study was expected to have been completed last July;**

**AND WHEREAS the Ministry has only shared with us an Executive Summary of the Operational Performance Review for purposes of a meeting last May;**

**AND WHEREAS serious accidents, some fatal, continue to occur on Highway 10 in Dufferin County;**

**THEREFORE BE IT RESOLVED that Dufferin County Council requests the Ministry of Transportation to immediately release the completed Operational Performance Review for Highway 10 along with a prioritization and implementation time line for identified upgrades and safety improvements.**

Thank you,

*Michelle Dunne*

Michelle Dunne  
Clerk

Cc Local Municipalities



# SHELBURNE & DISTRICT FIRE DEPARTMENT



# 2025 ANNUAL REPORT



  
DEDICATED TO A  
FIRE DEPARTMENT  
PERSONNEL  
PAST AND PRESENT

INFO 5  
MAY 7 2026

# LAND ACKNOWLEDGEMENT

We would like to begin by respectfully acknowledging that the Town of Shelburne resides within the traditional territory and ancestral lands of the Anishinaabe, including the Ojibway, Potawatomi, Chippewa and the People of the Three Fires Confederacy.

These traditional territories upon which we live, work, play and learn are steeped in rich Indigenous history and traditions. It is with this statement that we declare to honour and respect the past and present connection of Indigenous peoples with this land, its waterways and resources.



Gail Little  
Township of Amaranth



Brad Metzger  
Township of Amaranth



Bill Nielson  
Township of Melancthon



James McLean  
Township of Melancthon



## 2025 SHELBURNE & DISTRICT JOINT BOARD OF MANAGEMENT



Wade Mills  
Town of Shelburne



Shane Hall  
Town of Shelburne



Janet M. Horner  
Township of Mulmur



Earl Hawkins  
Township of Mulmur



Melinda Davie  
Town of Mono



Fred Nix  
Town of Mono

# 2025 HIGHLIGHTS



Responded to 449 emergencies (25% increase)



Responded to 74 Fire Alarm incidents (51% increase)



Responded to 21 fire incidents



Responded to 86 motor vehicle accidents (65% increase)



Responded to 36 CO related incidents (300% increase)



Responded to 37 medical incidents (100% increase)

Responded to 30 incidents in 24-hours during the March Ice Storm



Received \$6,450 from the Shelburne Legion to purchase automatic external defibrillators.

Received the \$8,230 from the OFM for the Fire Protection Grant to purchase PPE



Purchased new Chief officer vehicle 2025 Dodge Durango





# FIRE CHIEF'S MESSAGE

This past year has been one of continued change and progress for SDFD. The fire service across Ontario continues to evolve, with new expectations, regulatory requirements, and increasing demands placed on fire departments. SDFD remains committed to adapting to these changes while maintaining the high level of service that our community expects and deserves.

A significant development affecting fire departments across the province is the implementation of mandatory firefighter certification under the framework established by the Fire Protection and Prevention Act. These requirements ensure that firefighters meet consistent provincial standards for training and competency. While this initiative strengthens professionalism and safety within the fire service, it also requires considerable time and effort from our members to complete the necessary training and certification. I am proud of the dedication shown by our staff in meeting these requirements while continuing to respond to emergencies and serve the community.

2025 saw progress in the development of a comprehensive review of our Levels of Service, which will guide revised establishing and regulating by-laws for the municipalities we serve. This by-law will formally define the services we provide, ensuring compliance with provincial legislation and providing clear directions for governance and accountability.

I would like to extend my sincere appreciation to our firefighters, officers, and support personnel for their dedication and professionalism throughout the year. Their commitment to training, certification, and service ensures that our community remains protected.

Finally, I would like to thank the Fire Board of Management and the community for their continued support. Together, we will continue to adapt to change, meet new challenges, and maintain a strong and effective fire service.

## OUR VALUED STAFF MEMBERS

DFC JEFF CLAYTON  
ADMIN NICOLE HILL  
CPT OS FLEMING  
CPT STEVE MONDS  
CPT MIKE MORRELL  
CPT KEVIN RIDEOUT  
LT OLUF JENSEN  
LT TONY QUESNELLE  
LT ARRON FERGUSON  
LT MARK CROSS

FF MIKE GLASSFORD  
FF IAN WALLACE  
FF JASON DUCK  
FF MATT GILES  
FF DEVON SUTTELL  
FF EDDIE LANE  
FF LUKE DOWNEY  
FF BRANDON BATCHELOR  
FF CHRIS GARRETT

FF JULIUS MENSAH  
FF TREVA COURTNEY  
FF HUDSON DUCK  
FF SCOTT HUGHES  
FF ZACKARY KRUGER  
FF BRYAN KUBALA  
FF TYLER MACLACHLAN  
FF DARIN WATSON  
FF JOEY DEMELO

FF CODY FARROWS  
FF AIDAN TANNAHILL  
FF DAWSON HANCOCK  
FF TRENT WALLACE  
FF NICK CURRIE  
RCT CARLOS ANTUNES  
RCT KARAN GILL  
RCT ELISSA KARL  
RCT JESS COLBOURNE

### 2025 RETIREMENTS

FF ROB SELLAR      FF DUANE FOULGER      FF OWEN BENNINGTON      FF DUANE KETTLEWELL

## 2025 FIREFIGHTER RECOGNITION & APPRECIATION NIGHT



LT Tony Quesnelle - 15 Years of Service



FF Matt Giles - 10 Years of Service



FF Devon Suttell - 10 Years of Service

# YOUR FIRE SERVICE

Shelburne & District Fire Department (SDFD) is an all-hazards emergency response organization. SDFD provides residents, visitors, and businesses with protection against loss of life, property and the environment from the effects of fire, illness, accidents, and all other hazards through preparedness, prevention, public education and emergency response, with an

## VISION

**SERVICE \* SAFETY \* COMMUNITY**

We are a responsive and progressive part of the communities we serve. We commit to excellence and professional accountability through effective training and technology and by adapting to the changing needs of our communities. We seek to remain respected by our citizens for anticipating and responding to their ever-changing needs. We embrace new technologies and techniques, focusing on training and education to provide the highest level of customer service and satisfaction in a professional and caring manner.

## MISSION

**PREVENTION \* PROTECTION \* RESPONSE**

The Mission of the Shelburne & District Fire Department is to protect the lives and property of our citizens and visitors by providing prompt and professional services in the event of fire, accident, medical emergency, disaster, or any other event which may threaten the public welfare. We will serve the community through fire and accident prevention, public education, and immediate response to emergencies.

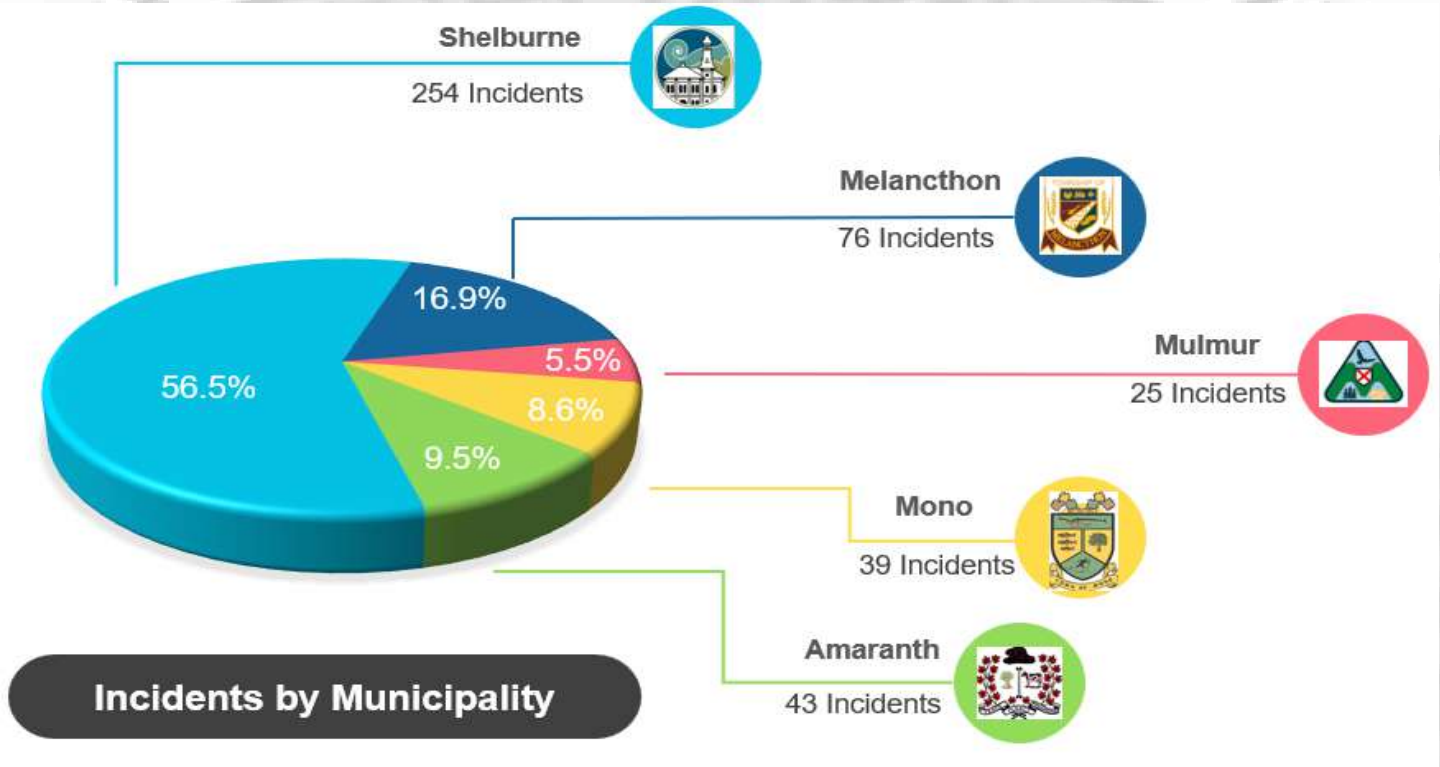
## VALUES

**INTEGRITY \* RESPECT \* COMMITMENT**

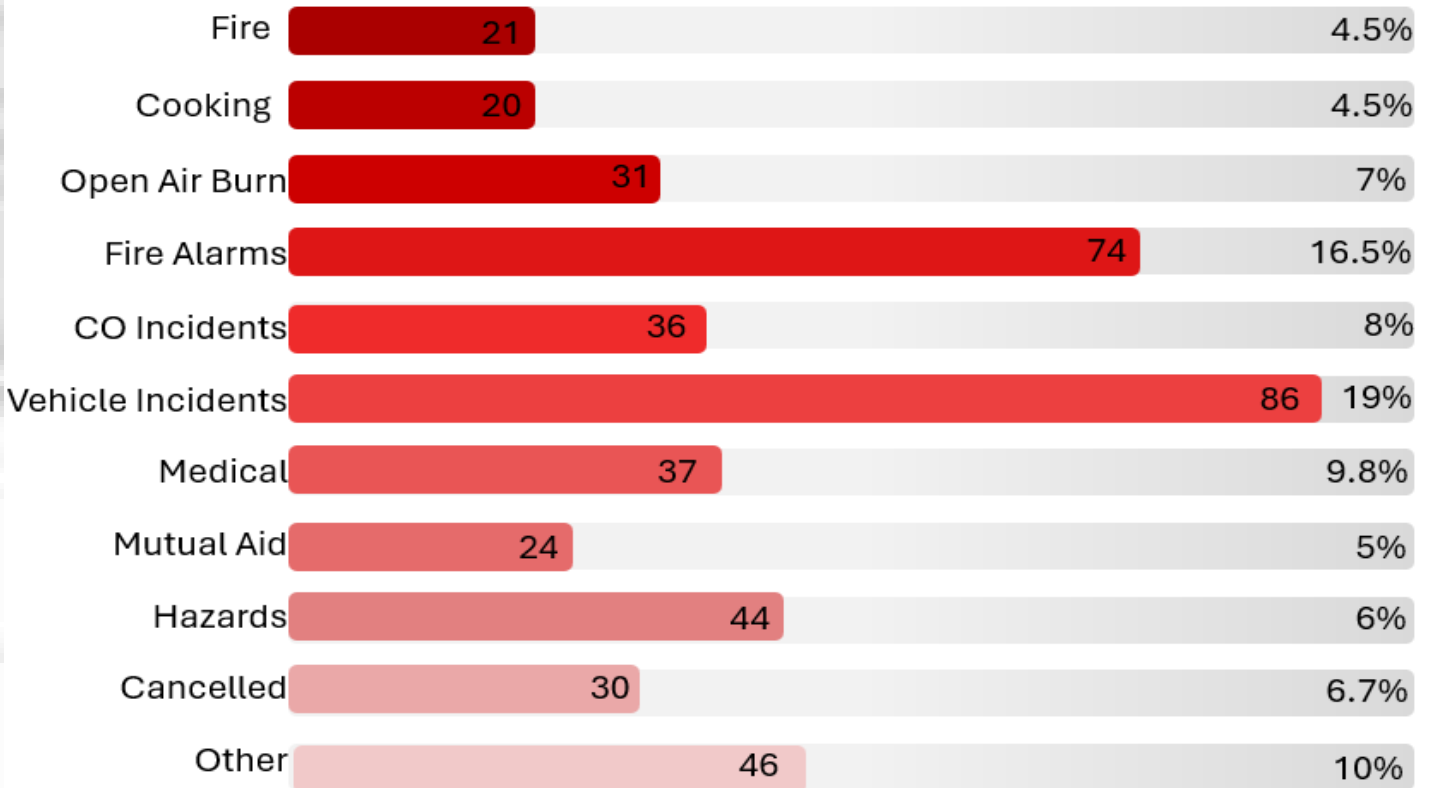
We value the lives and property that we are entrusted to protect throughout our community. We value character, integrity, and honesty and require both personal and organizational accountability. We value reliability, each member's commitment to excellence in training and performance, and a passion for community service. We value leadership, teamwork, communication, innovation, collaboration, and initiative. We value diversity and are respectful, courteous, and inclusive of all talents and needs while focusing on the social good we do as an organization and as individuals. We value tradition and the founding principles of loyalty and pride as they reflect the progressive heritage of our department. We recognize and embrace the honour of carrying forward the legacy of those who served before us.

# 2025 INCIDENT SUMMARY

The Shelburne & District Fire Department (SDFD) experienced a 25% increase in emergency responses in 2025, with the number of calls increasing from 358 in 2024 to 449 in 2025.

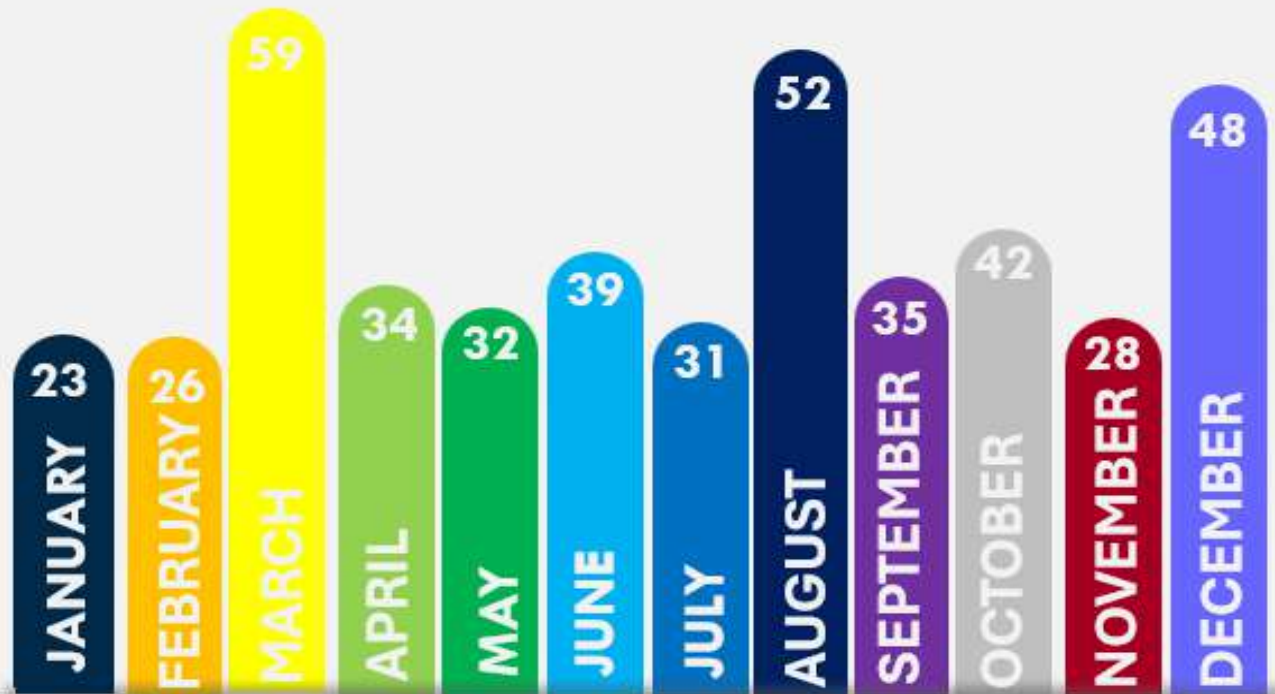


## INCIDENTS BY TYPE

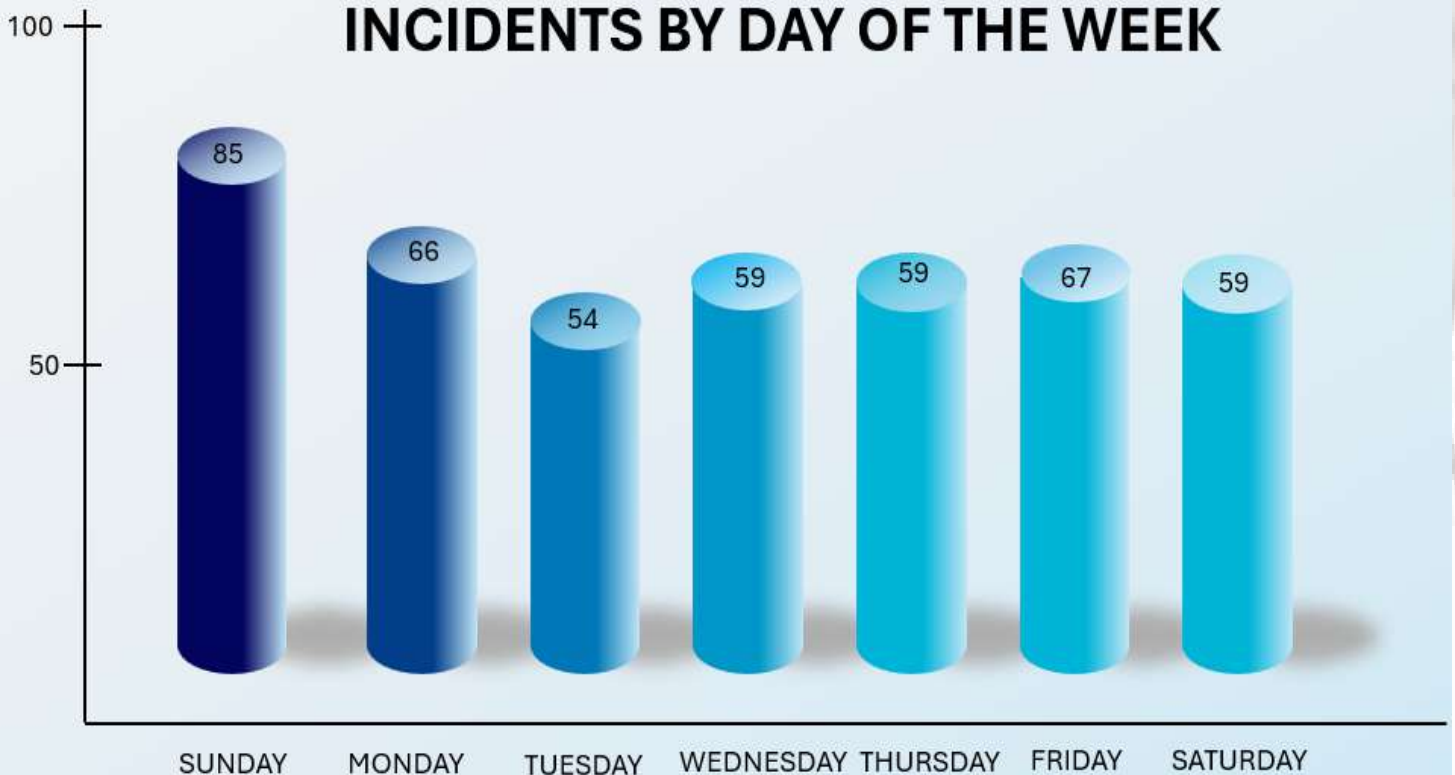


# 2025 INCIDENT SUMMARY

## INCIDENTS BY MONTH

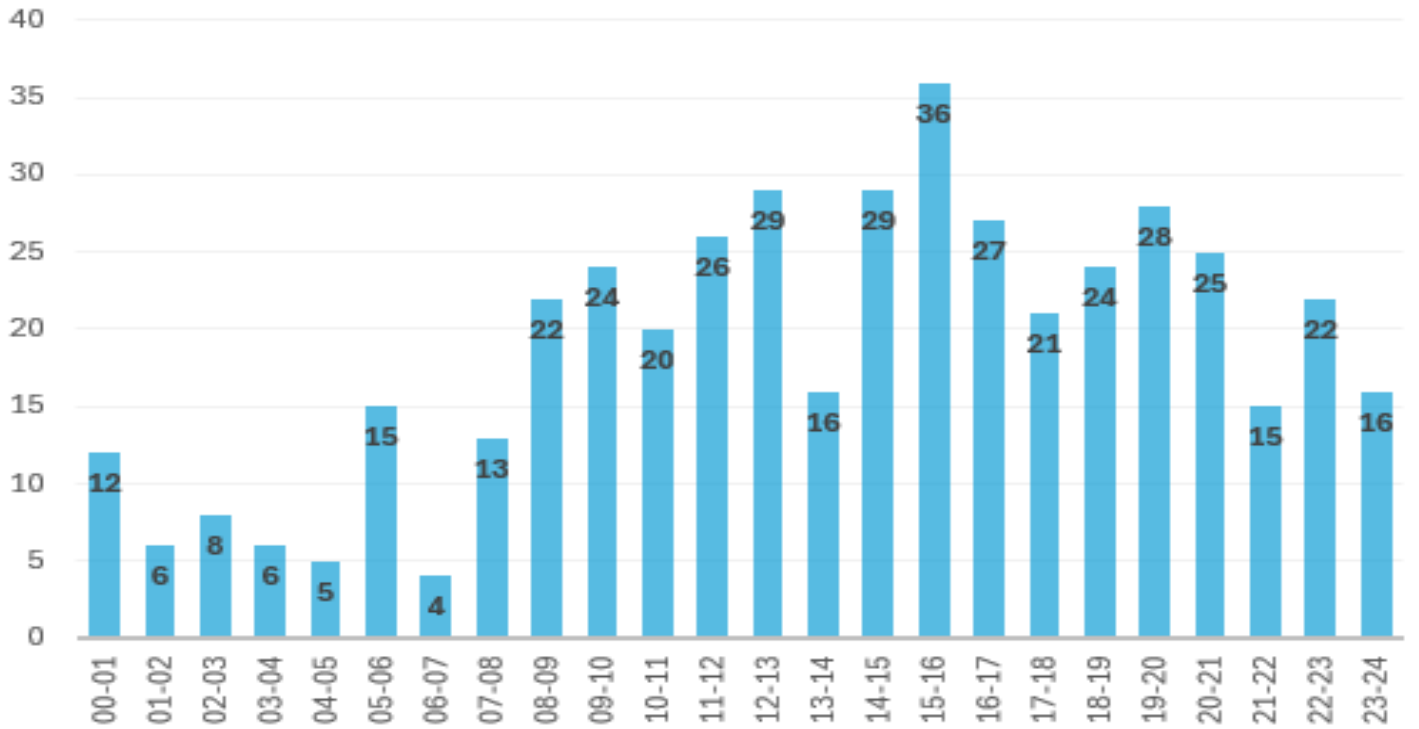


## INCIDENTS BY DAY OF THE WEEK

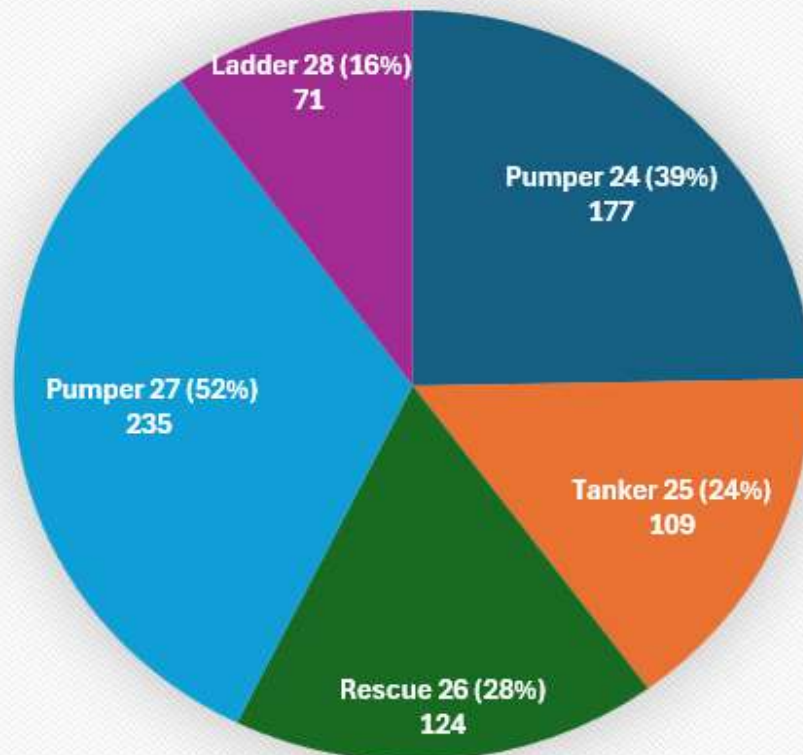


# 2025 INCIDENT SUMMARY

## Incidents by Time of Day



## Responses per Apparatus



■ Pumper 24 ■ Tanker 25 ■ Rescue 26 ■ Pumper 27 ■ Ladder 28

# COST SHARE PER MUNICIPALITY

2025

Municipality	% Levy	\$ Levy
Shelburne	58.32	\$997,945.01
Mono	8.15	\$139,534.07
Amaranth	12.30	\$210,562.31
Melancthon	14.01	\$239,727.27
Mulmur	7.21	\$123,464.34
<b>TOTAL</b>	<b>100%</b>	<b>\$1,711,233</b>

## Shelburne:

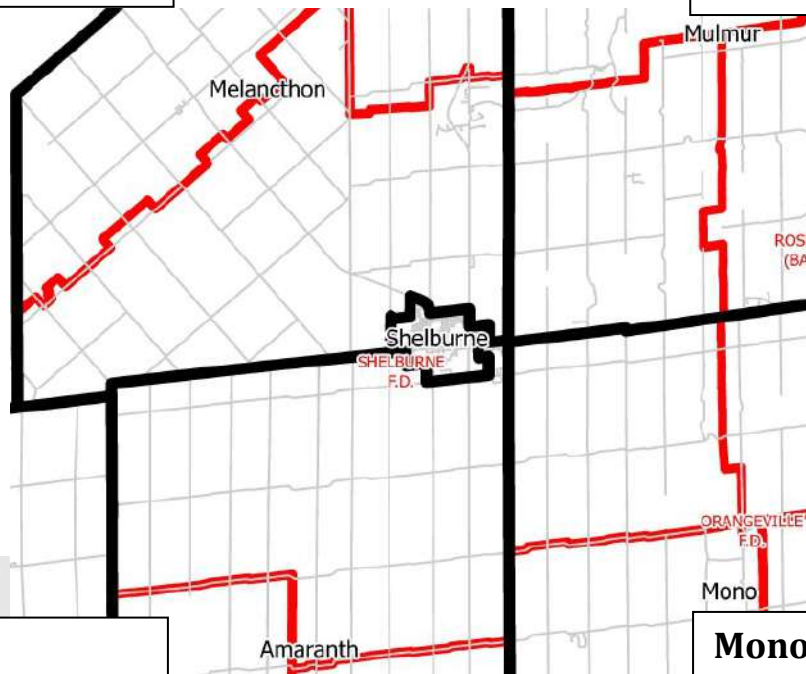
# of Incidents: 254  
 Population: 10610  
 Residential Buildings: 2327  
 Properties: 5946  
 Km's of County Roads: 5.1  
 % of coverage: 100%

## Melancthon:

# of Incidents: 76  
 Population: 816  
 Residential Buildings: 623  
 Properties: 1052  
 Km's of County Roads: 26.6  
 % of coverage: 40%

## Mulmur:

# of Incidents: 25  
 Population: 777  
 Residential Buildings: 345  
 Properties: 424  
 Km's of County Roads: 9.1  
 % of coverage: 23%



## Amaranth:

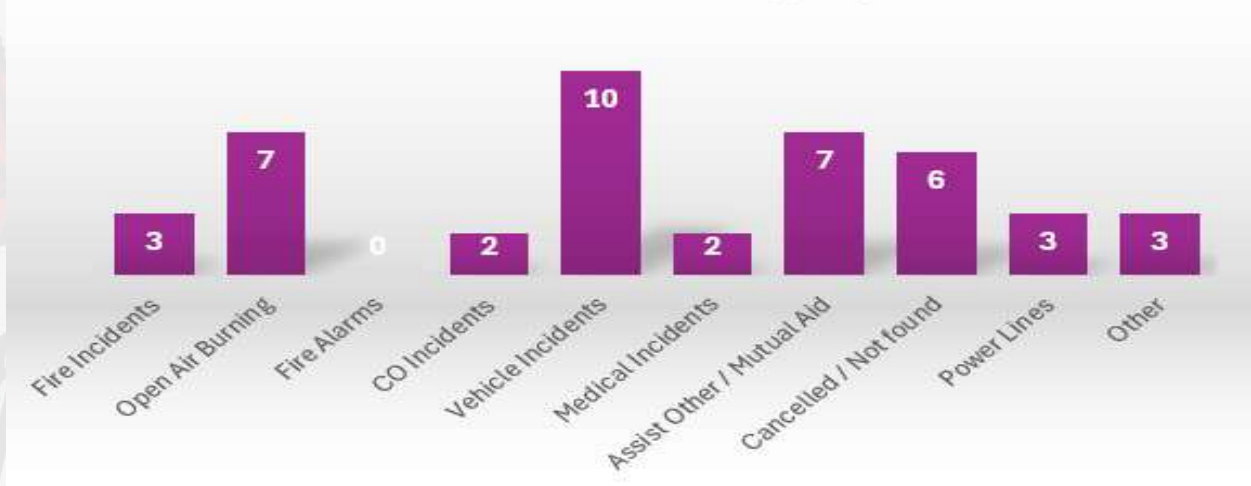
# of Incidents: 43  
 Population: 1562  
 Residential Buildings: 583  
 Properties: 804  
 Km's of County Roads: 20.3  
 % of coverage: 45%

## Mono:

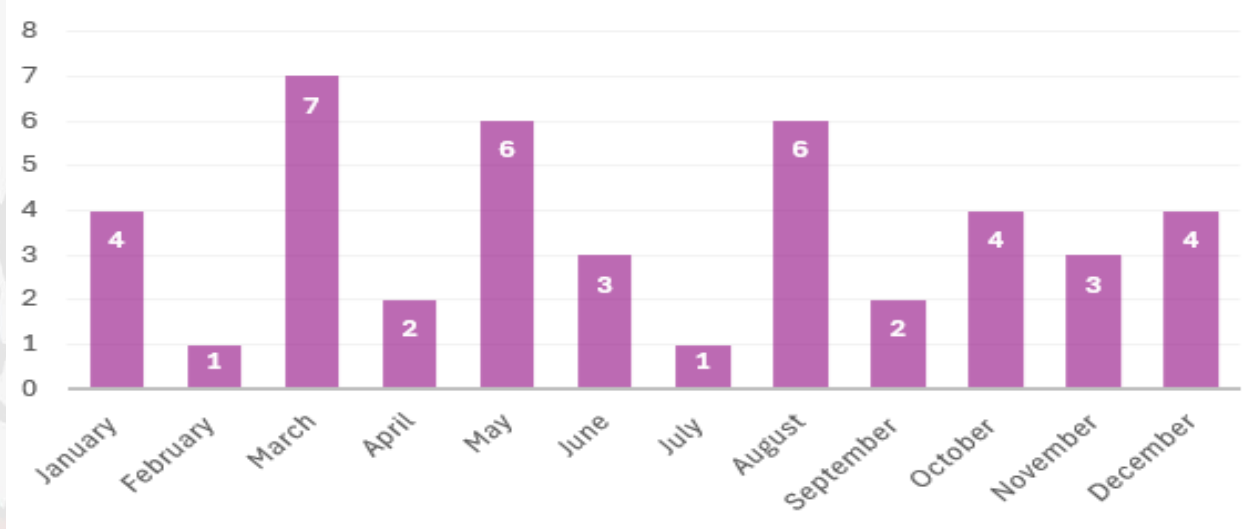
# of Incidents: 39  
 Population: 1889  
 Residential Buildings: 311  
 Properties: 424  
 Km's of County Roads: 0  
 % of coverage: 19%

# TOWNSHIP of AMARANTH

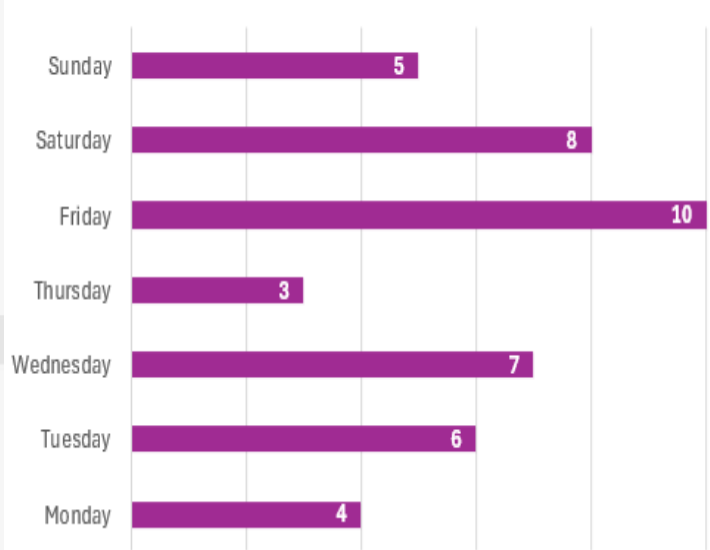
## 2025 Incidents (43)



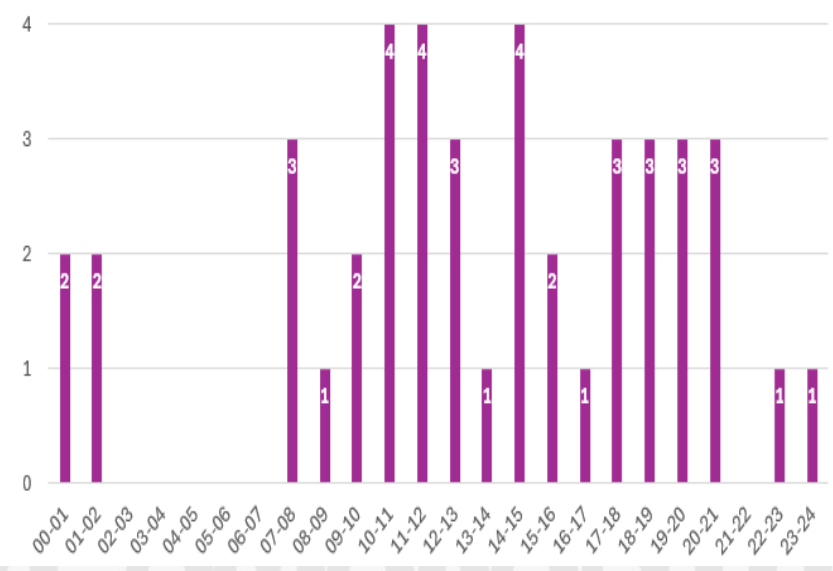
## 2025 Incidents by Month



## 2025 Incidents by Days of the Week

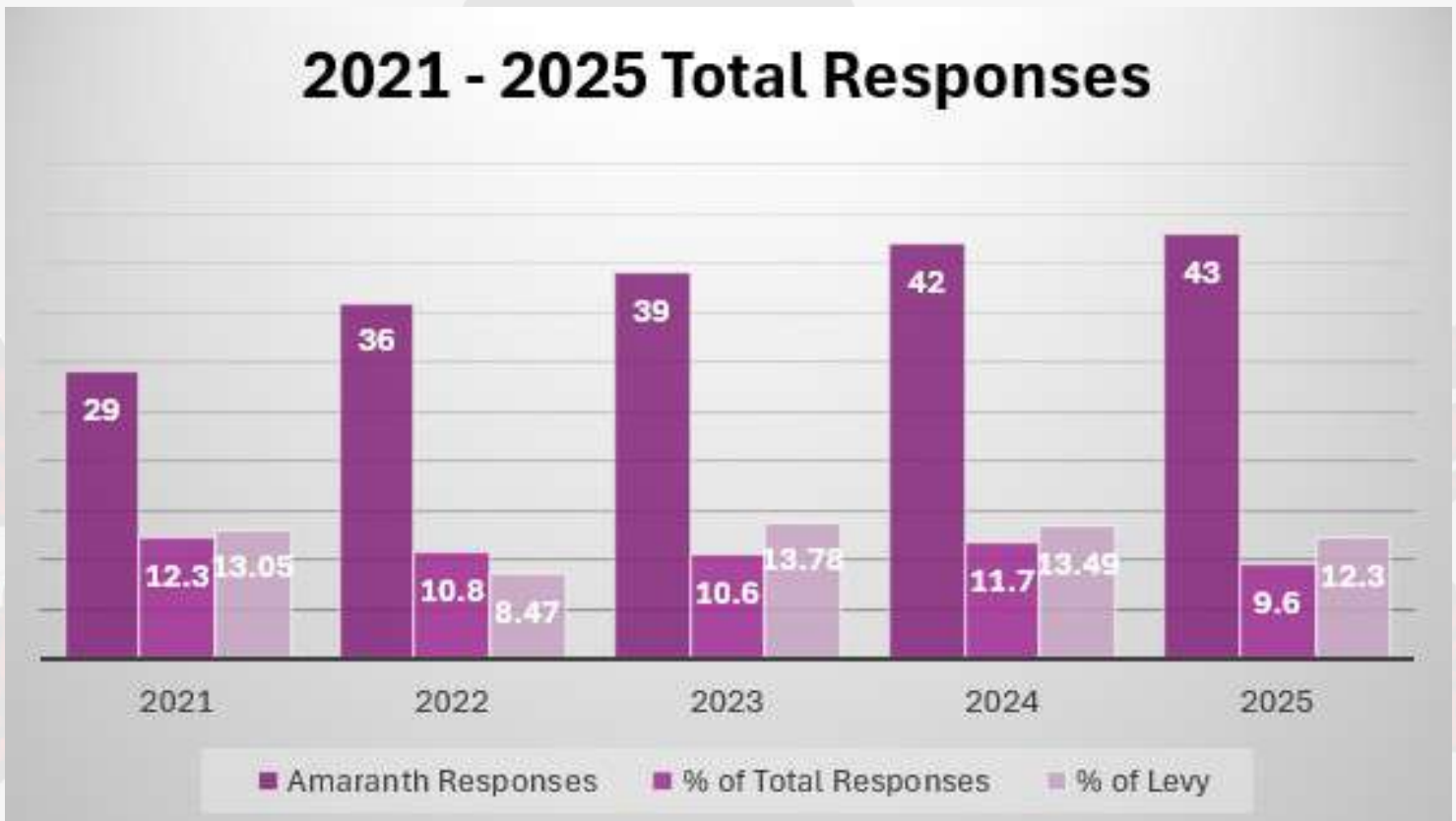


## Incidents by Time of Day

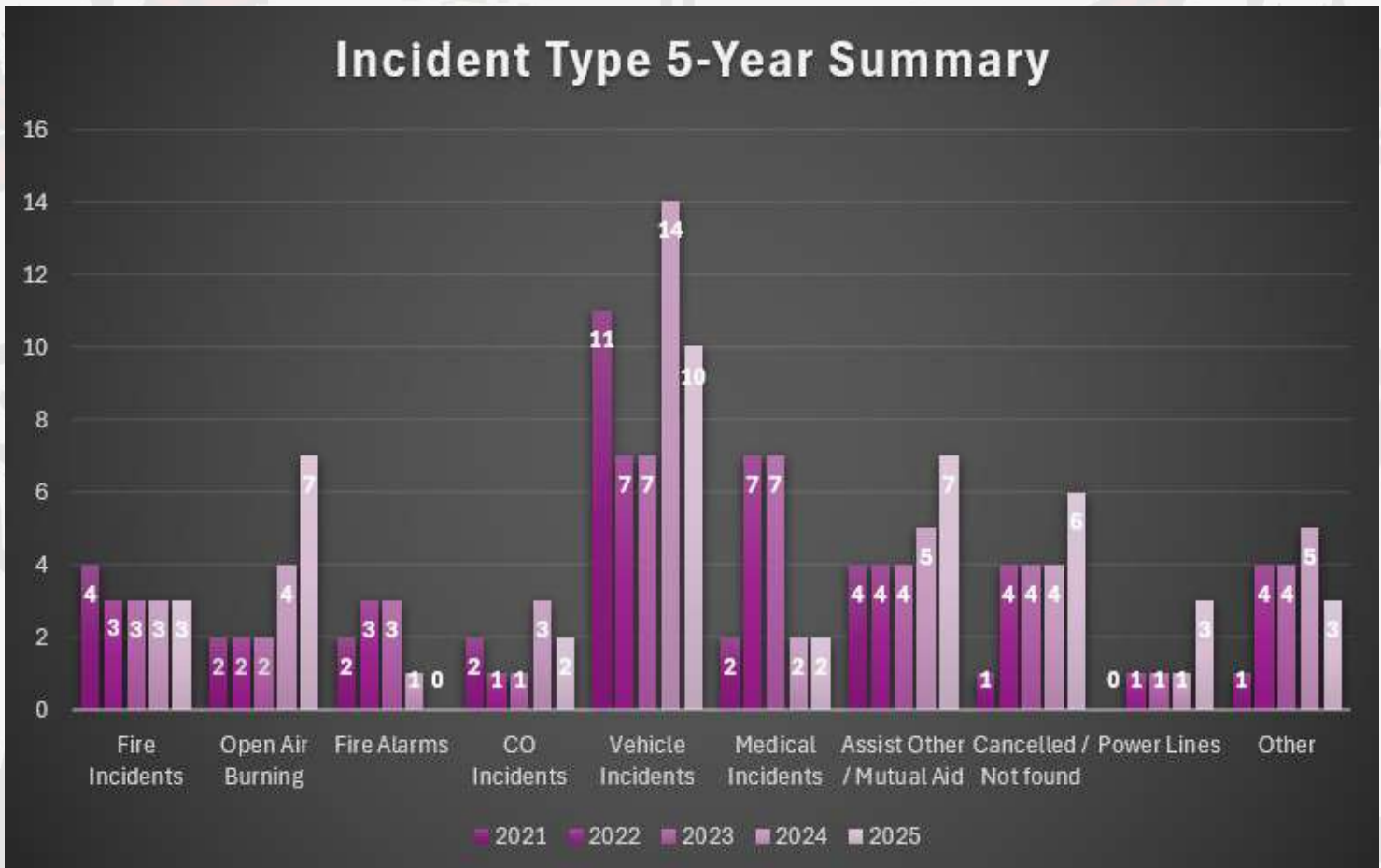


# TOWNSHIP of AMARANTH

## 2021 - 2025 Total Responses

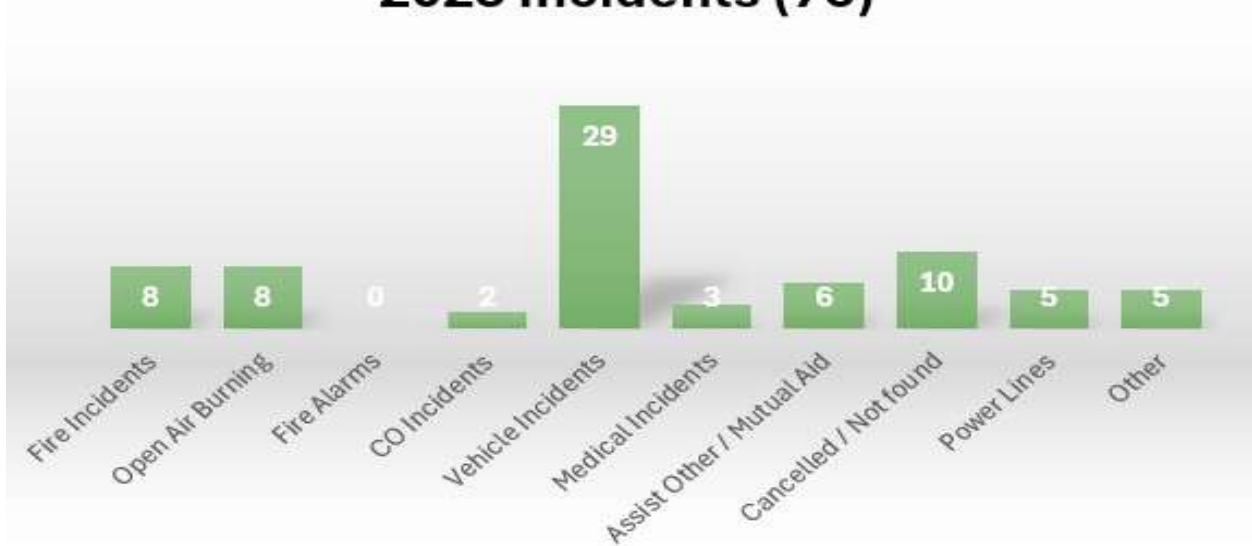


## Incident Type 5-Year Summary

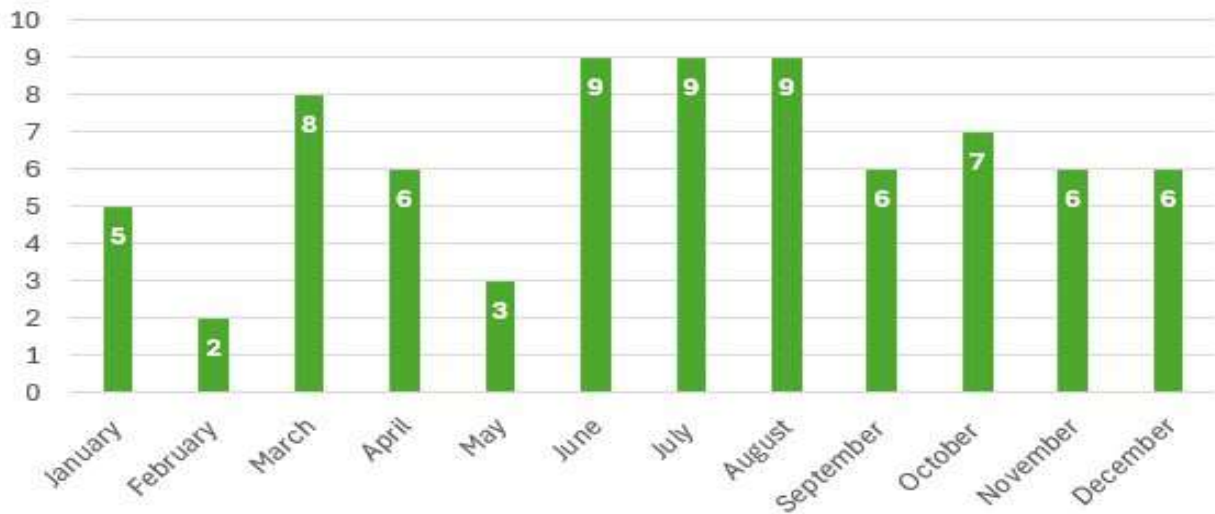


# TOWNSHIP of MELANCTHON

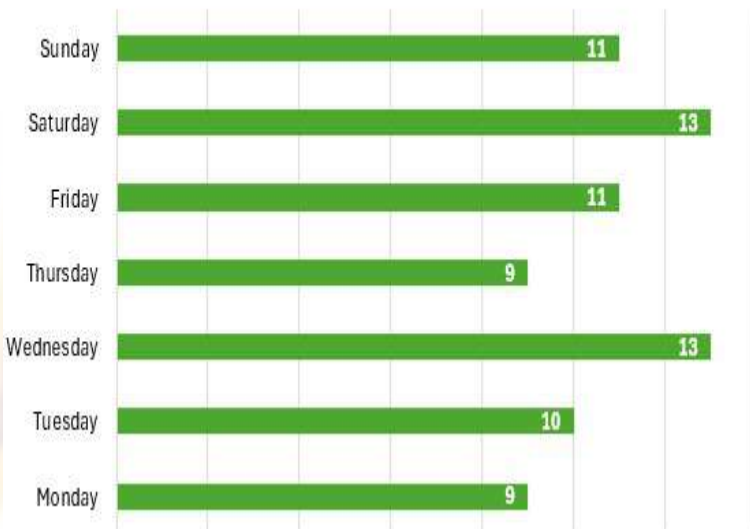
## 2025 Incidents (76)



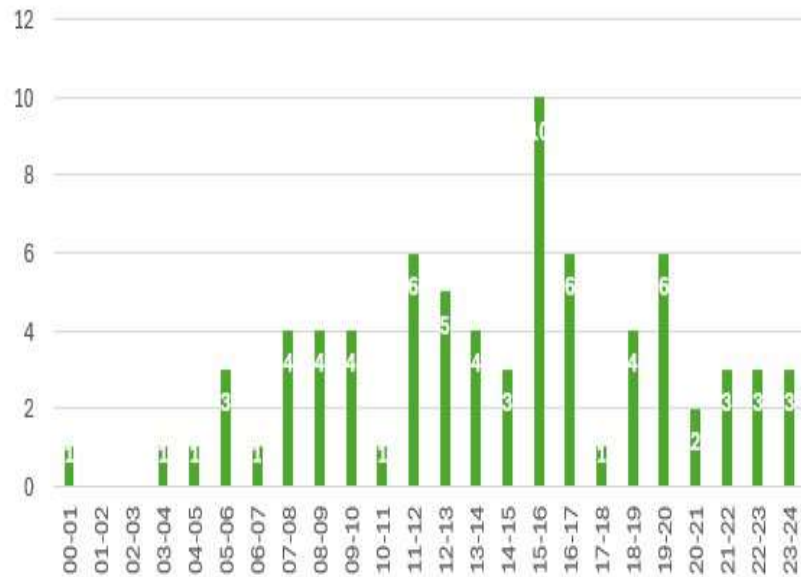
## 2025 Incidents by Month



## 2025 Incidents by Days of the Week

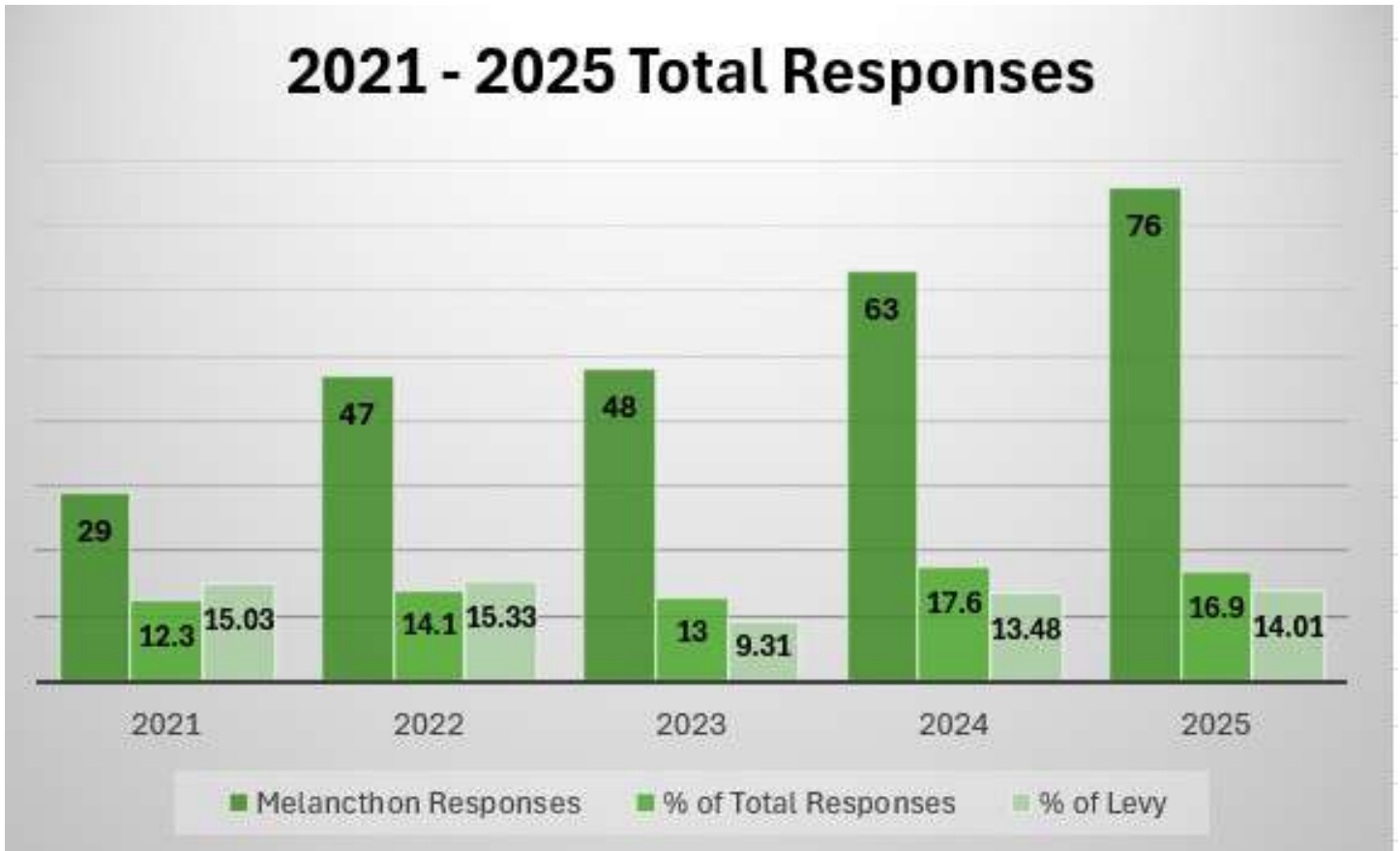


## Incidents by Time of Day

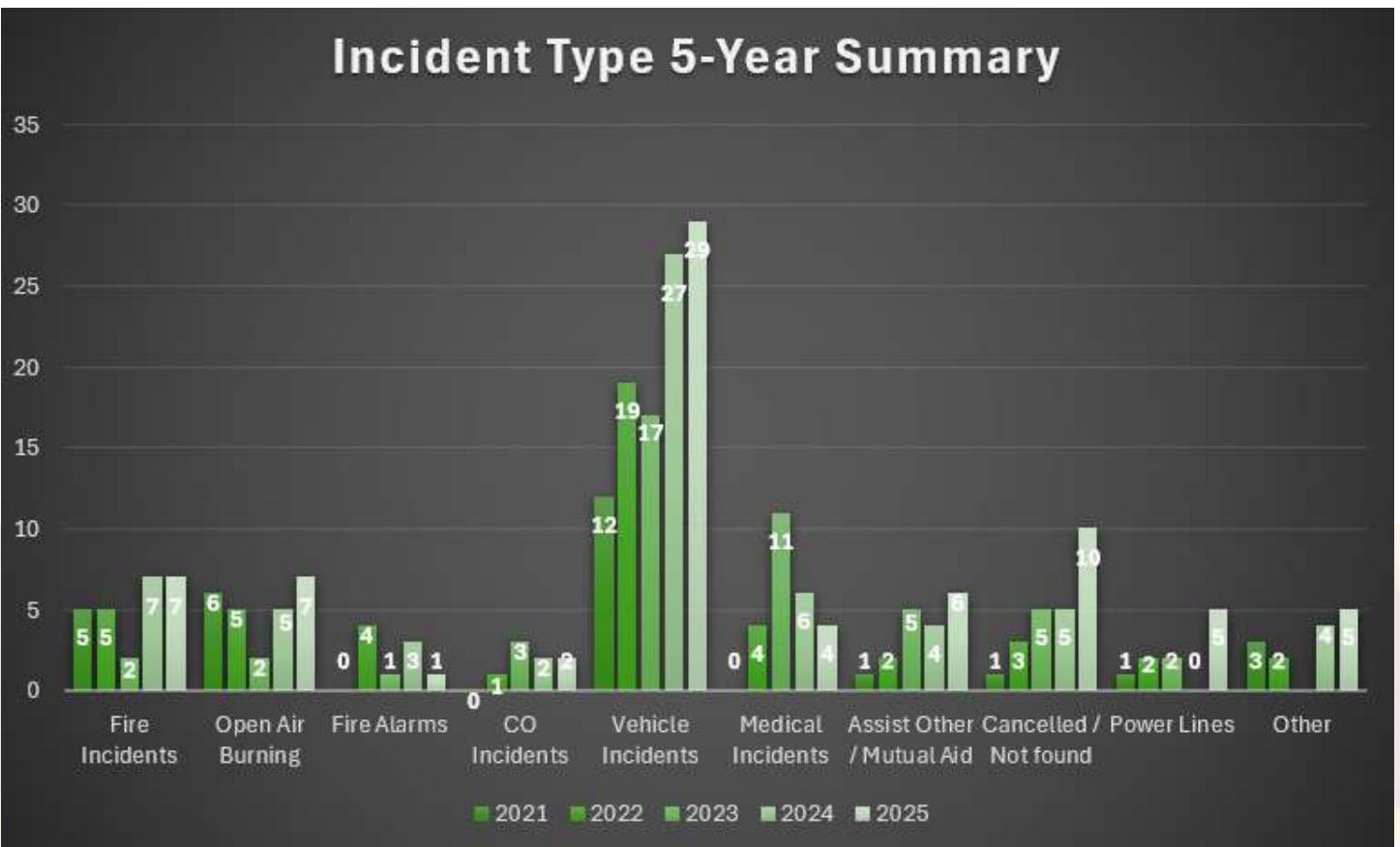


# TOWNSHIP of MELANCTHON

## 2021 - 2025 Total Responses

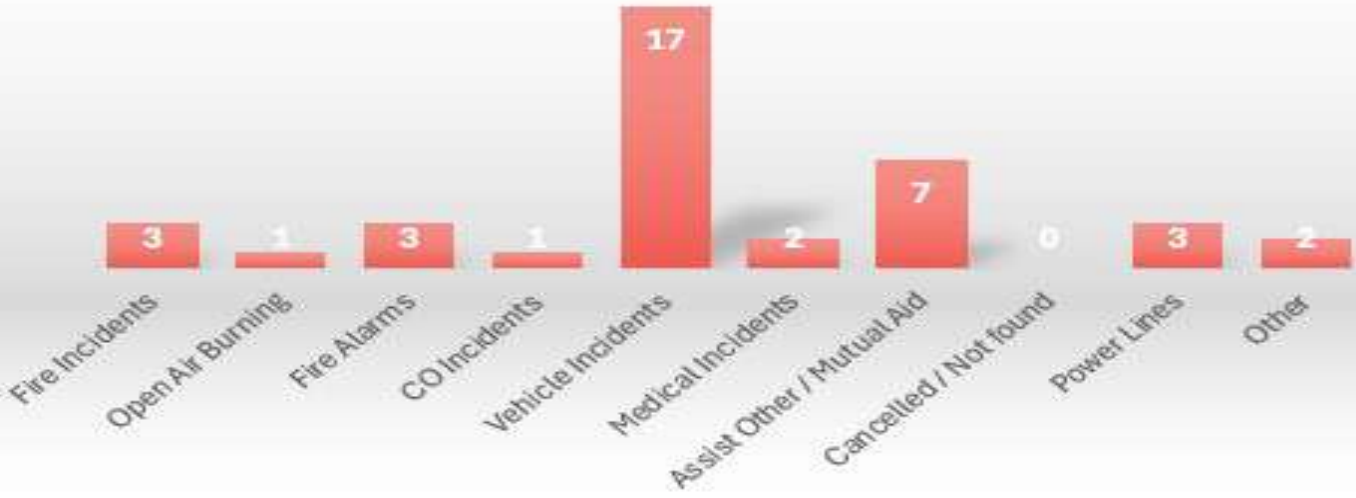


## Incident Type 5-Year Summary

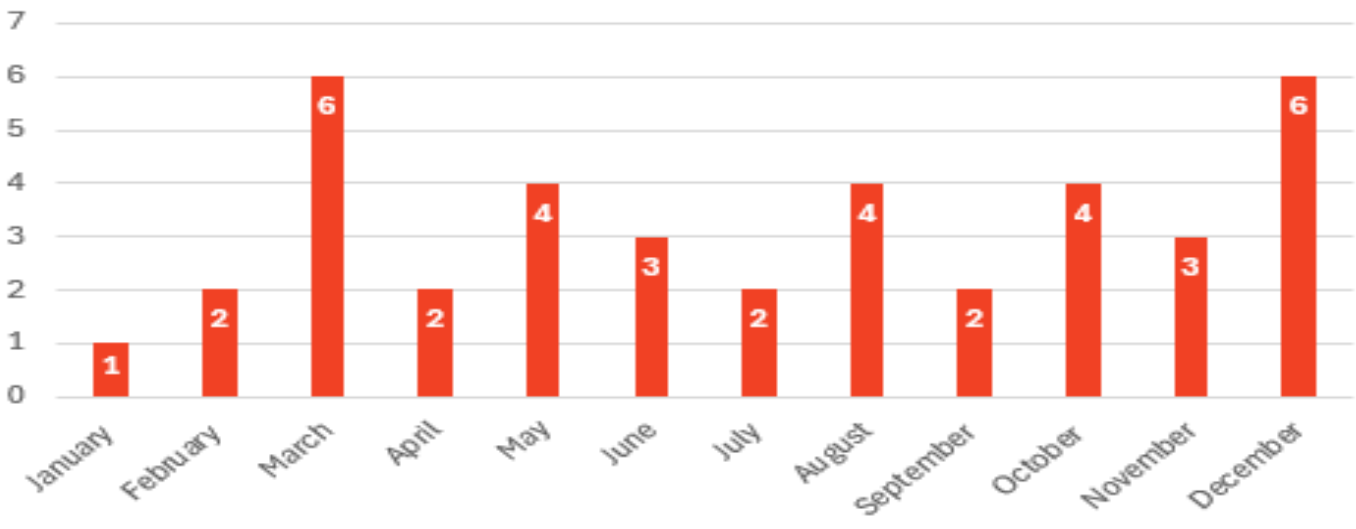


# TOWNSHIP of MONO

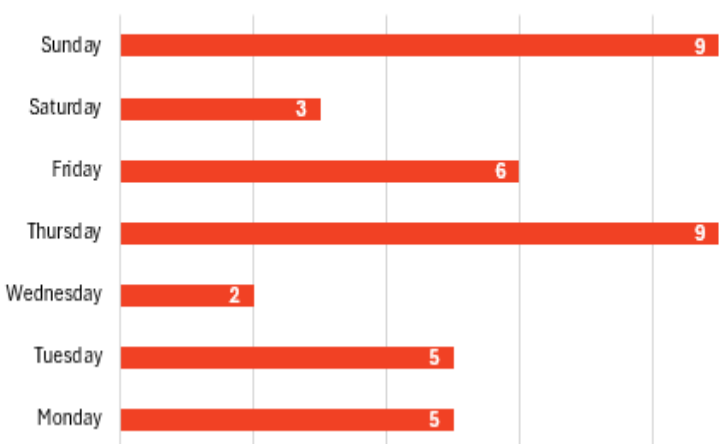
## 2025 Incidents (39)



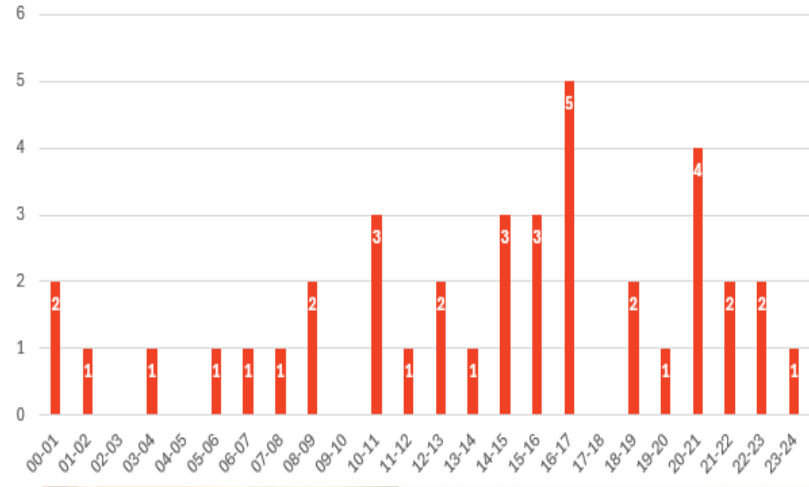
## 2025 Incidents by Month



## 2025 Incidents by Days of the Week

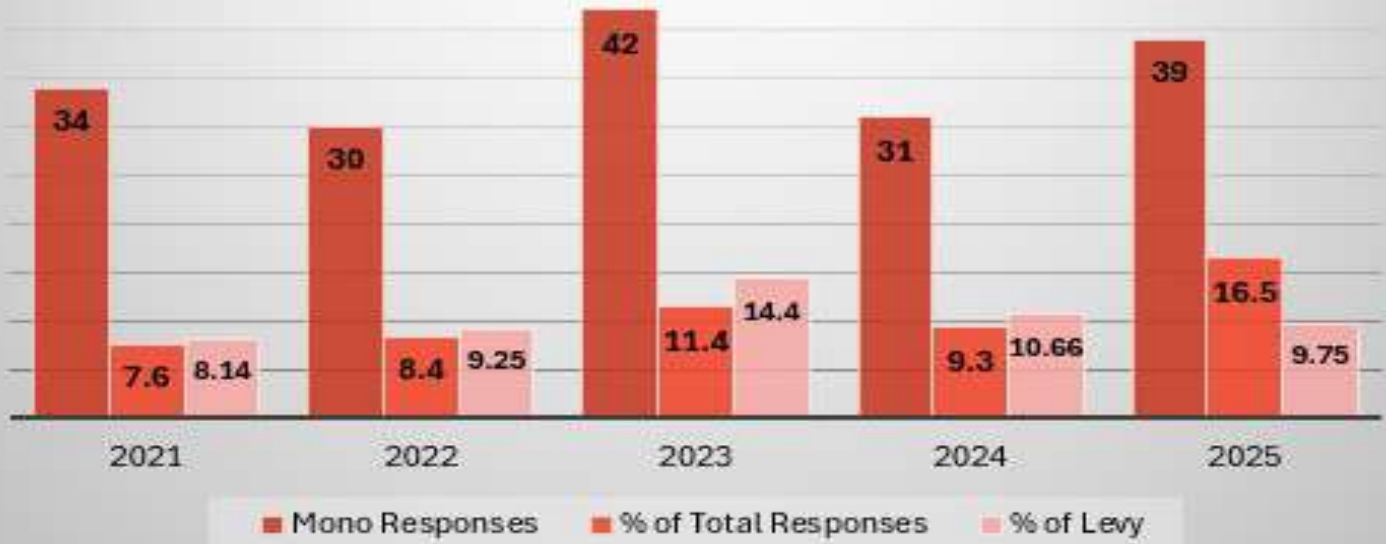


## Incidents by Time of Day

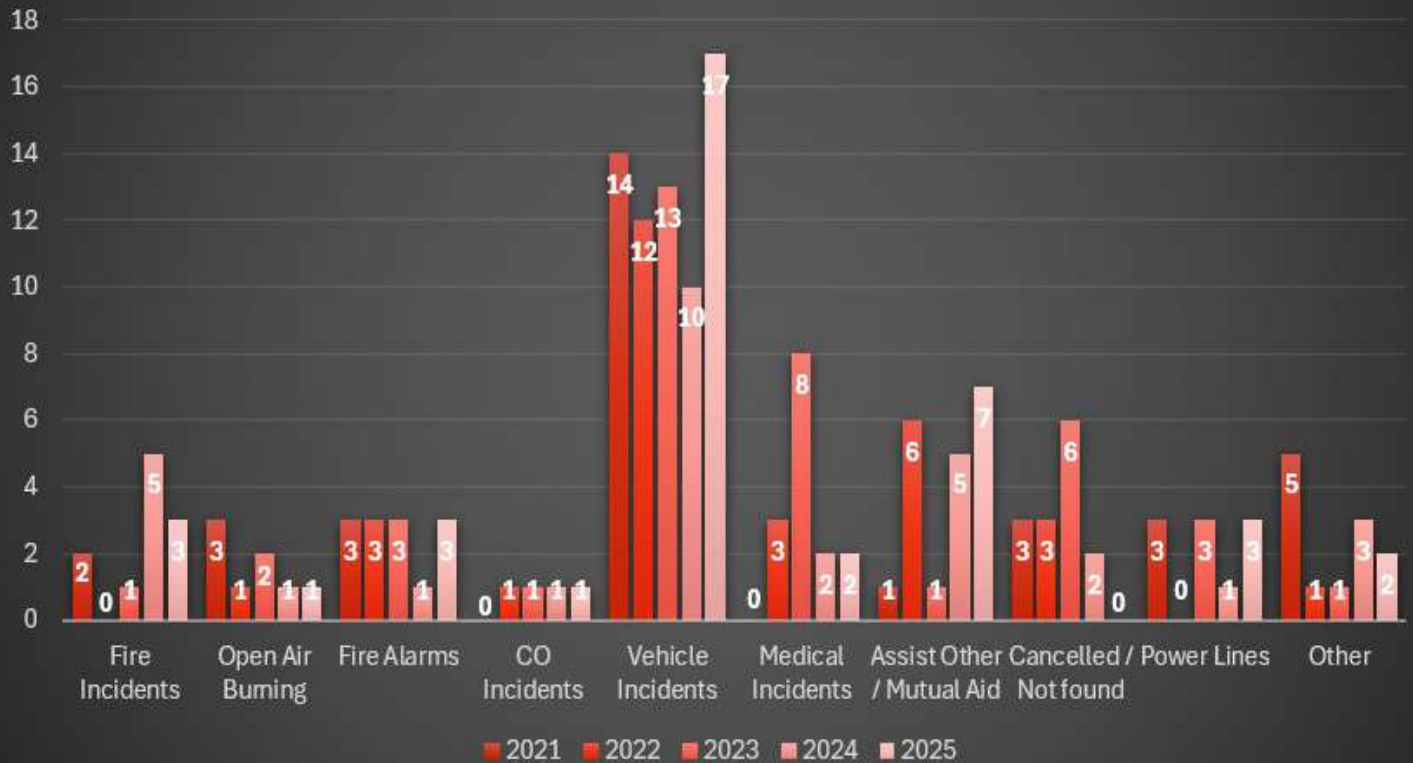


# TOWNSHIP of MONO

## 2021 - 2025 Total Responses

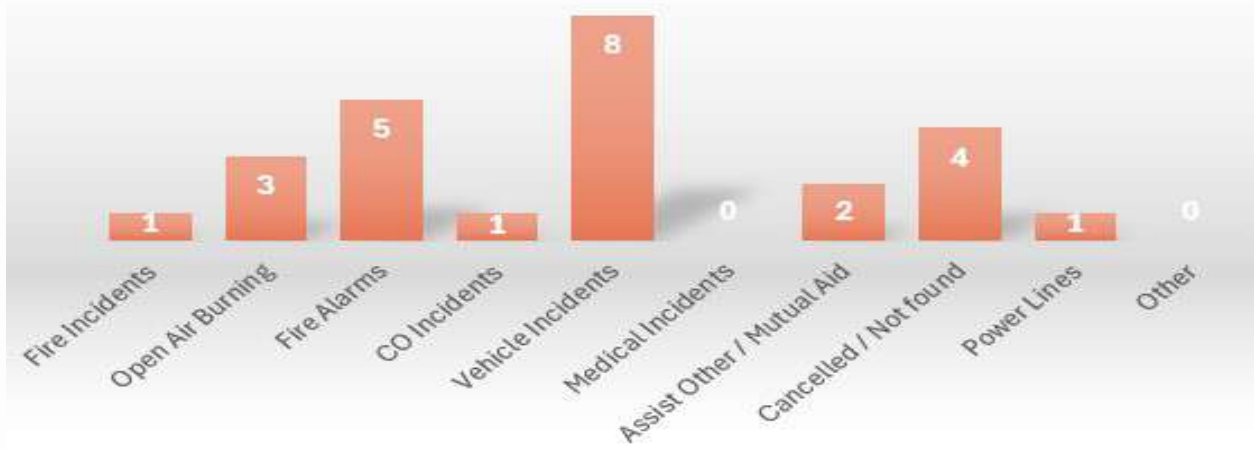


## Incident Type 5-Year Summary

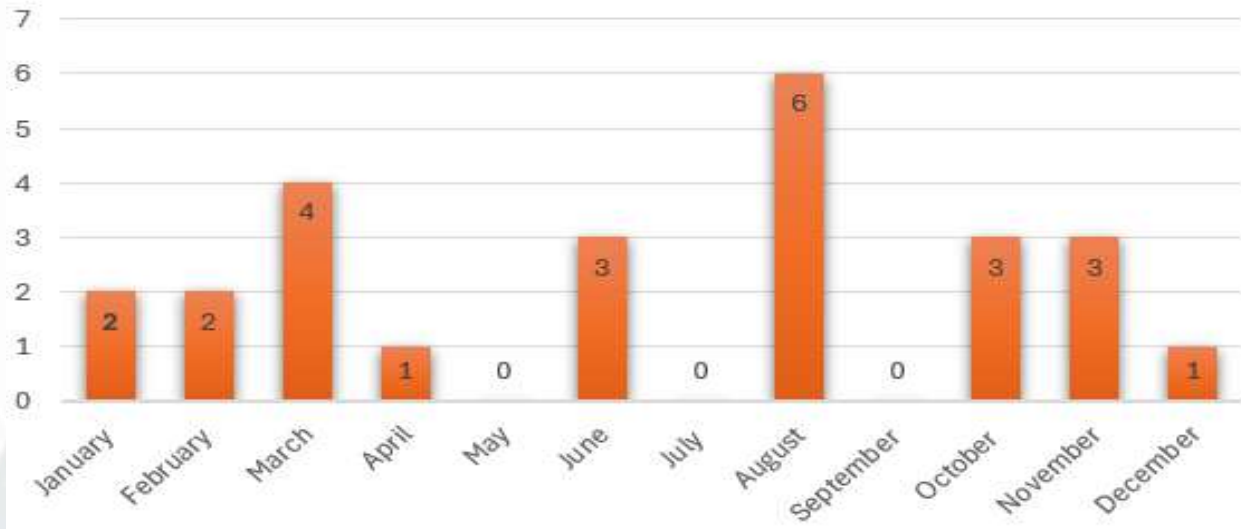


# TOWNSHIP of MULMUR

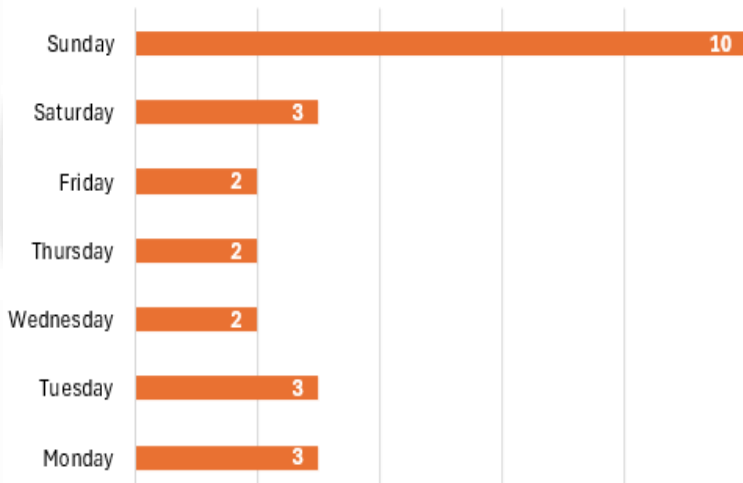
## 2025 Incidents (25)



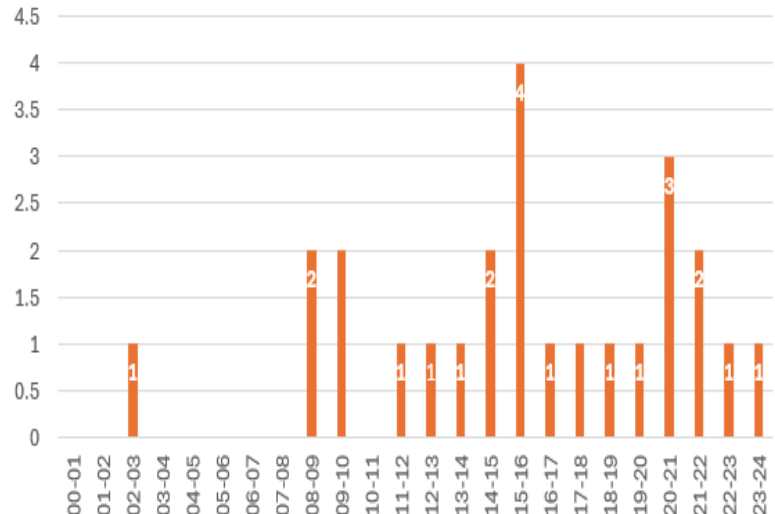
## 2025 Incidents by Month



## 2025 Incidents by Days of the Week

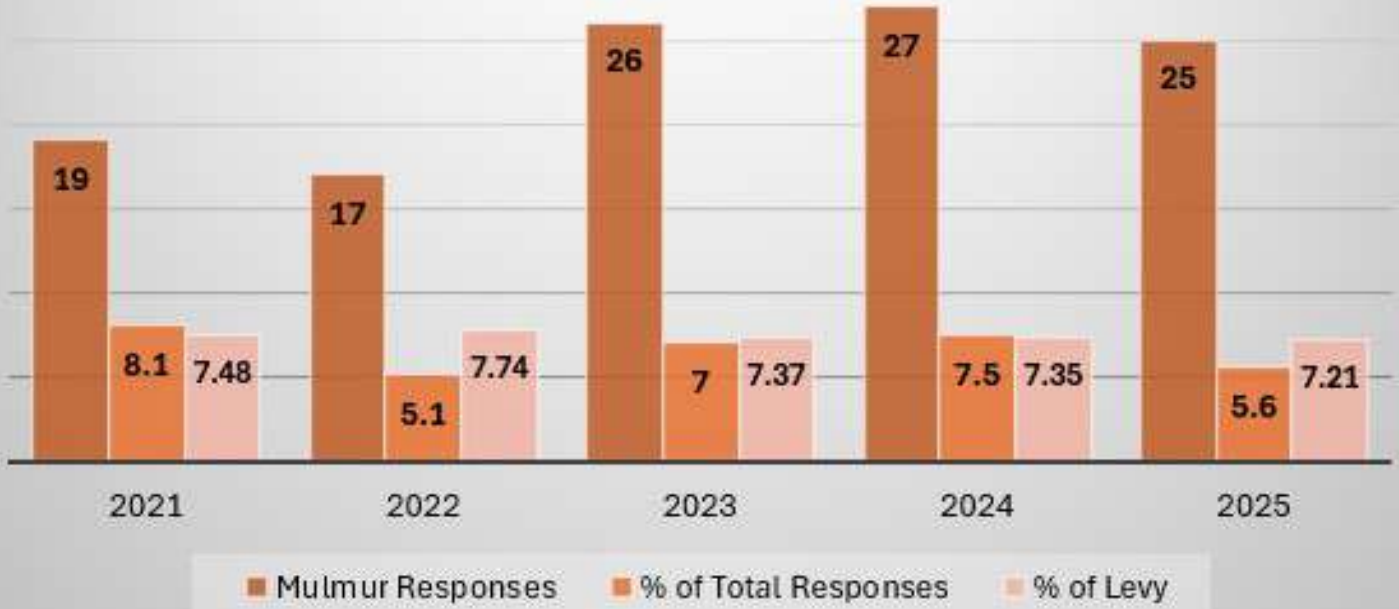


## Incidents by Time of Day

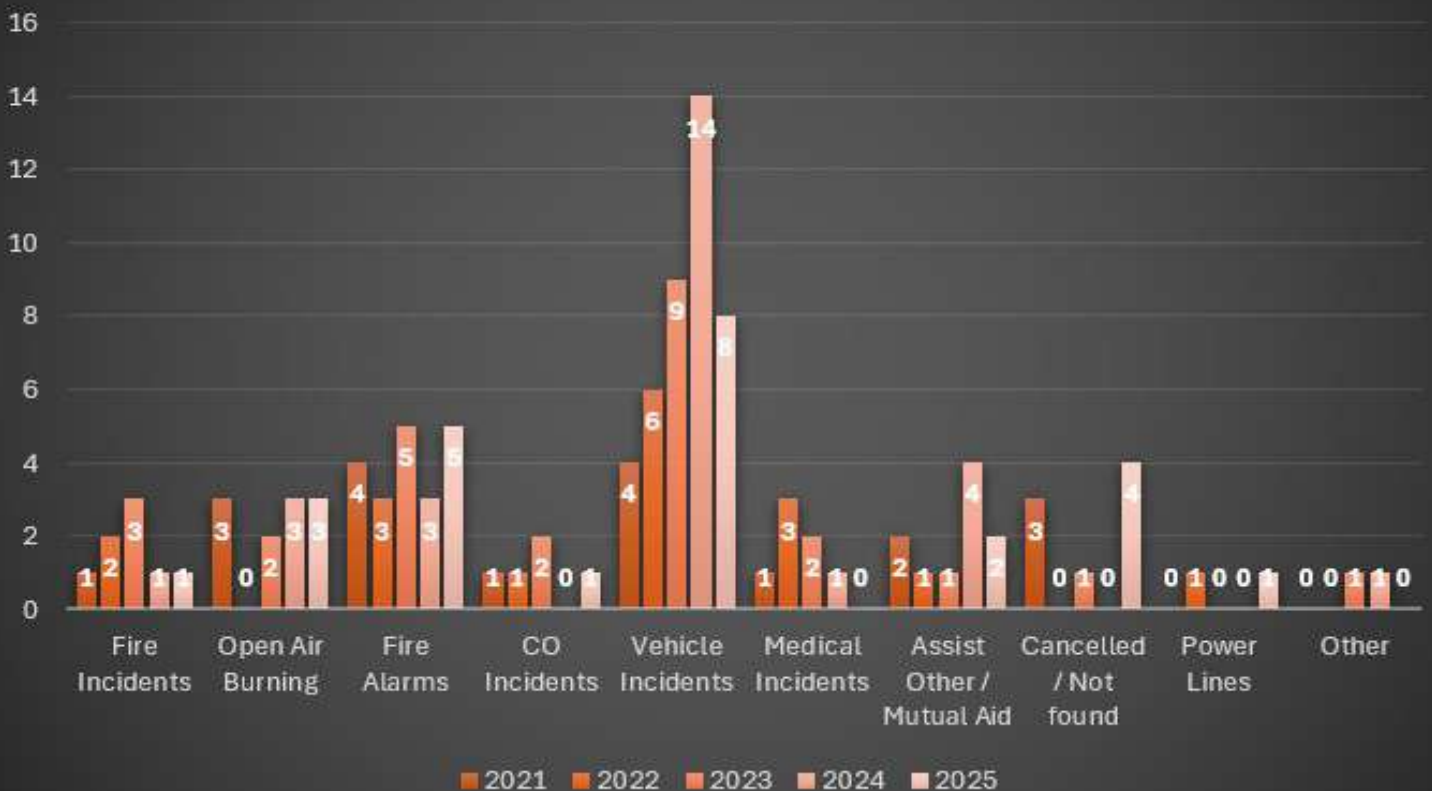


# TOWNSHIP of MULMUR

## 2021 - 2025 Total Responses

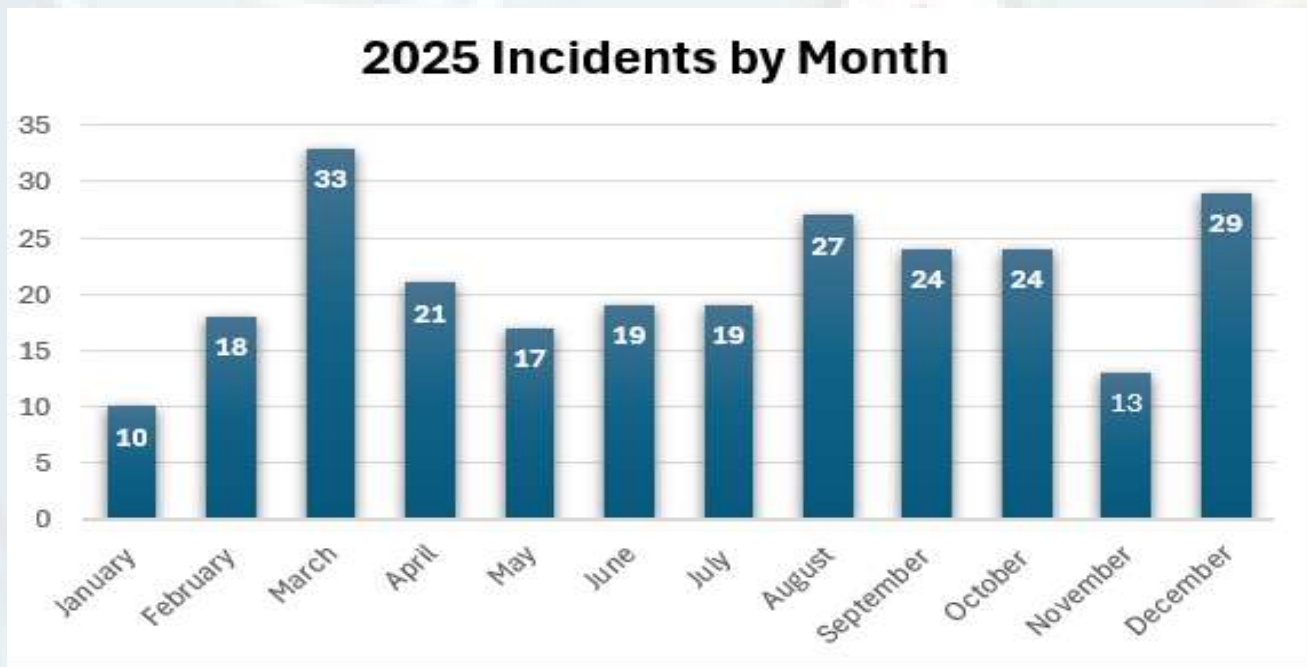
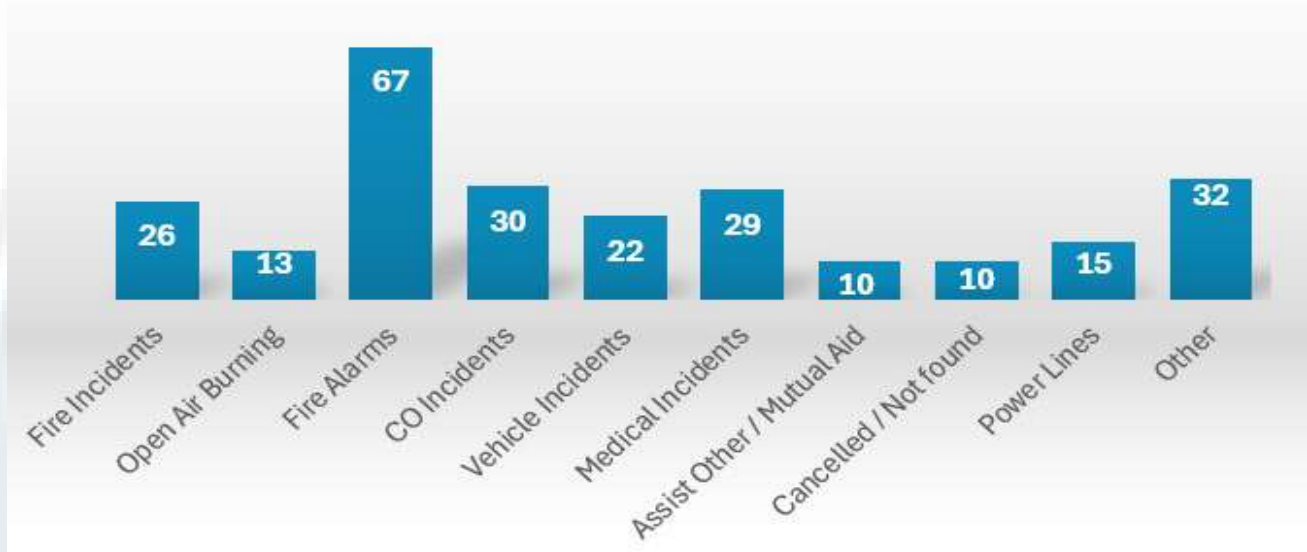


## Incident Type 5-Year Summary

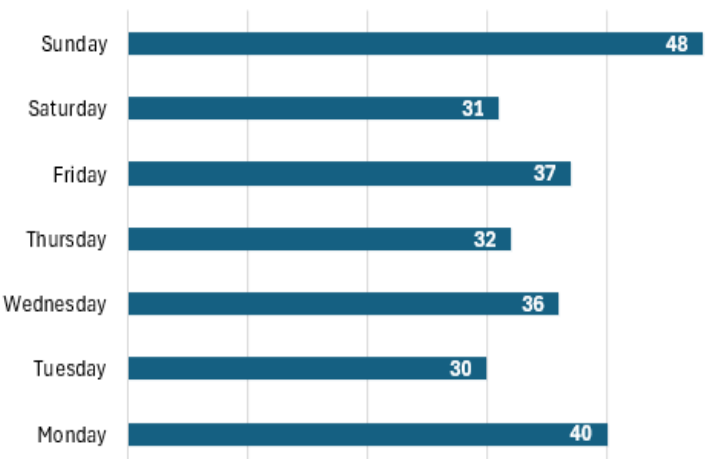


# TOWN of SHELBURNE

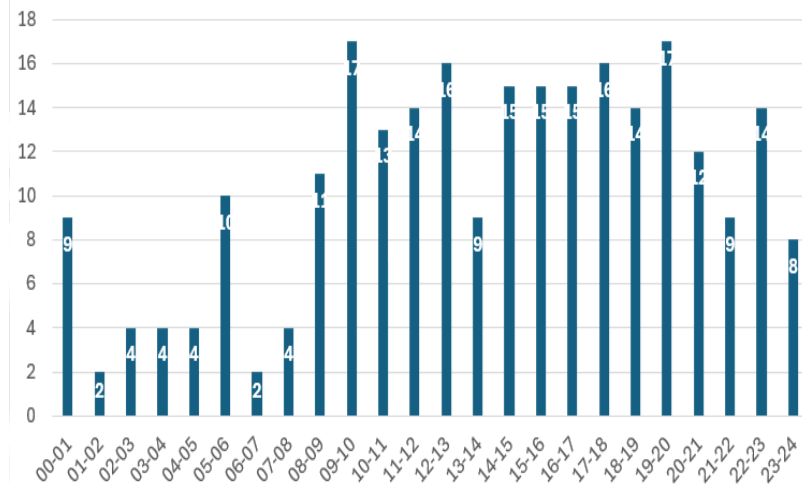
## 2025 Incidents (254)



### 2025 Incidents by Days of the Week

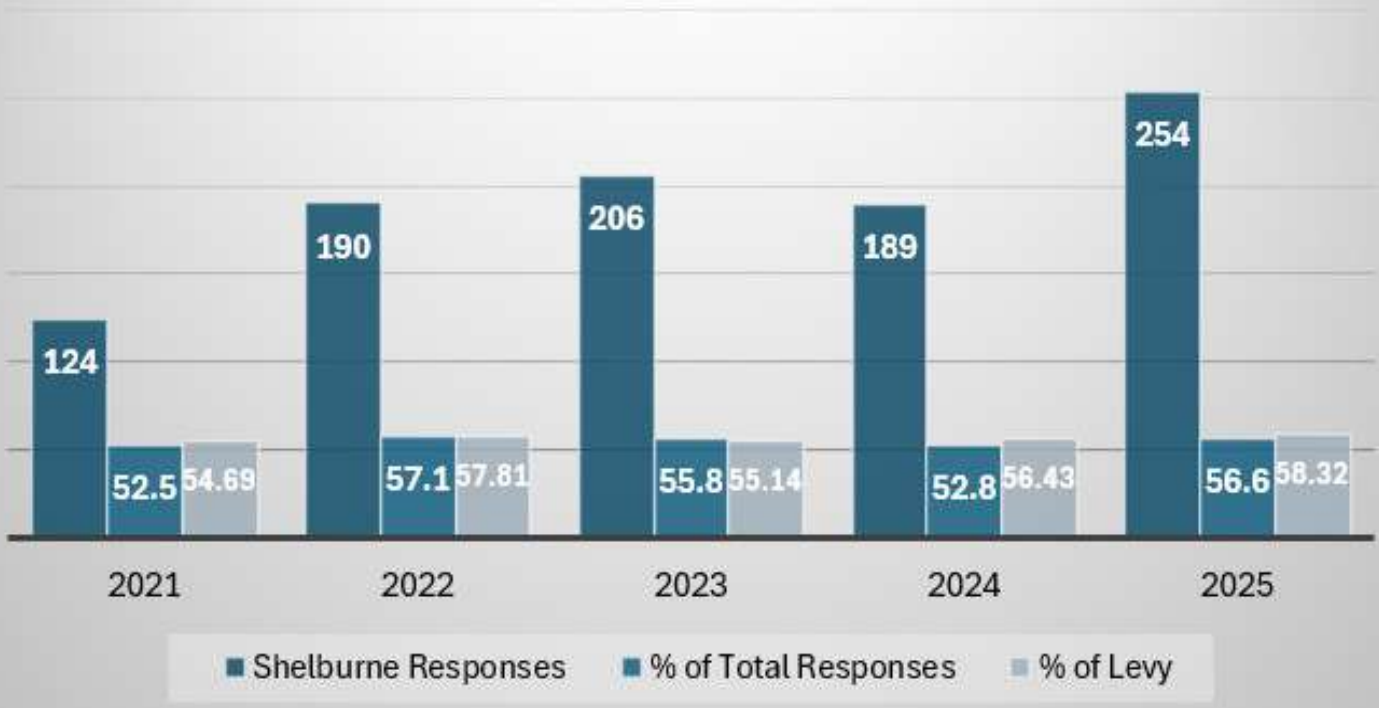


### Incidents by Time of Day

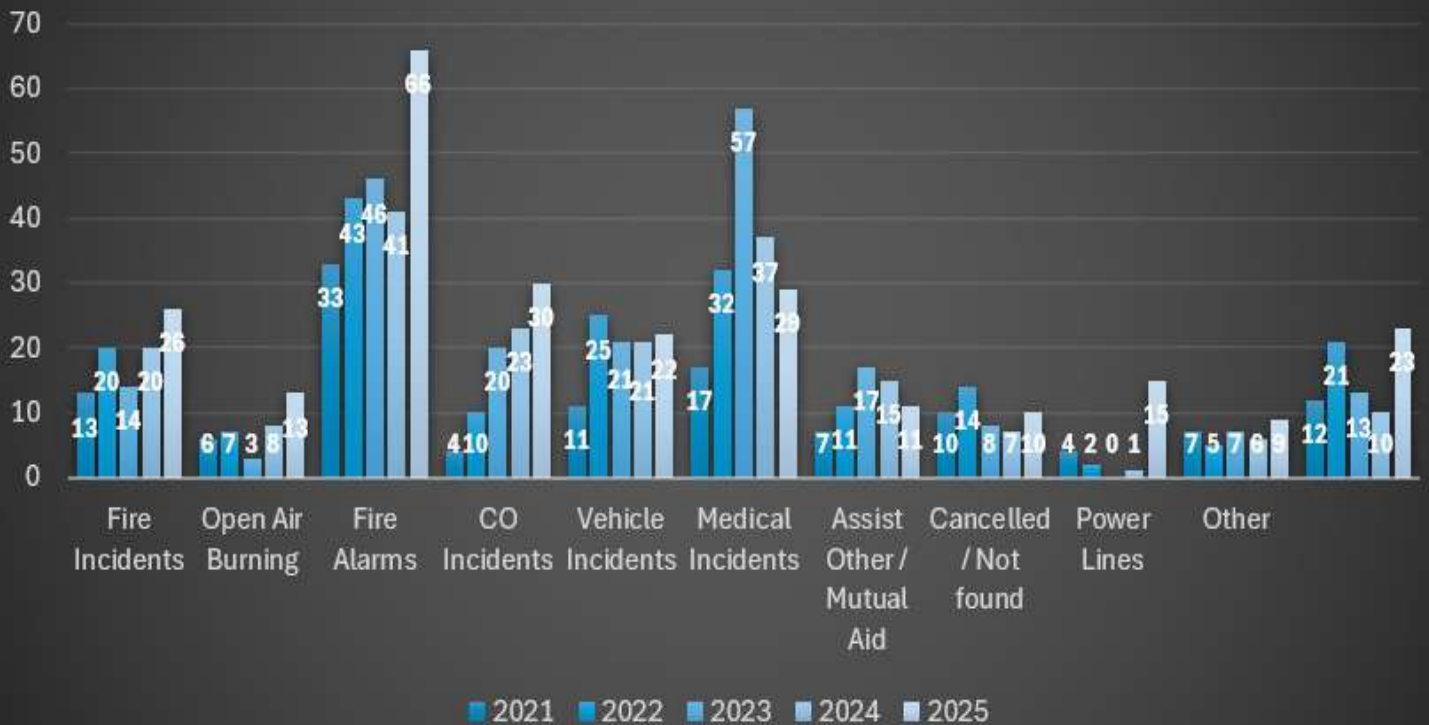


# TOWN of SHELBURNE

## 2021 - 2025 Total Responses



## Incident Type 5-Year Summary



# PUBLIC EDUCATION

## IN THE COMMUNITY

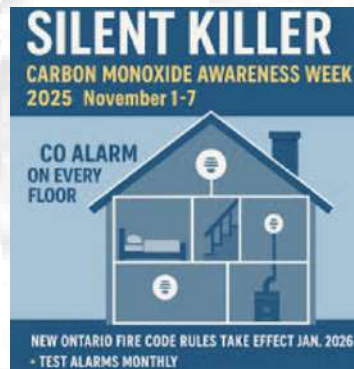
SDFD recognizes that community safety begins with prevention. Through proactive education and engagement, our goal is to reduce incidents before they occur. Public education and fire prevention efforts are central to our goal of building an informed, prepared, and resilient community. SDFD will continue to increase its ability to deliver targeted education initiatives to residents both in-person and online. These initiatives include programs, events, and presentations designed for diverse audiences, including youth, adults, seniors, new Canadians, businesses, and community organizations.



Skate with a Firefighter at CDRC on the Annual Test Your Smoke Alarm Day



Staff participated in the Shelburne Terry Fox Run



Staff helping out at the Fall Fair Feature Smash



Highland Heights E.S. School Meet the Teacher Night



SDFD Fire Prevention Week Open House



Firefighter Green Light Awareness Campaign



SDFD was selected a winner of a Spring Fire Prevention Kit from Medallion Group Insurance, in partnership with the Fire Marshal's Public Fire Safety Council

# PUBLIC EDUCATION IN THE COMMUNITY

- Sparks and Girl Guides Station Tours
- Shelburne Touch –A-Truck Event
- Fire Prevention Week Open House
- Shelburne Santa Claus Parade
- Highland Heights E.S. School Play Day
- Lesson Up After School Program
- Shelburne Firefighters Golf Tournament
- Glenbrook E.S. Kindergarten Class Visits
- Fire Safety Radio Messaging Campaign
- Dufferin Oaks Evacuation Drills
- Tim Horton’s Camp Day
- Dufferin County Community Support Services
- Literature Program—Shelburne Legion
- Remembrance Day Services
- 12 Days of Holiday Safety
- CDRC Summer Camp Visits
- McHappy Day
- YMCA Daycare



Shelburne Firefighters Association Legion Breakfast



Shelburne Firefighters Food & Toy Drive

**12 DAYS OF HOLIDAY FIRE & CO SAFETY**

**12 TIPS FOR HOLIDAY FIRE & CO SAFETY**

- TIP #1 TUESDAY DECEMBER 12** **HOLIDAY LIGHTS.** You don't need to be Clark Griswold to shine bright with lights this holiday! Consider using LED lights and hanging with nail-free clips for your outdoor rated lights. Cut your loss and free damaged strings – an electrical fire is a sure bet for a heavy holiday.
- TIP #2 WEDNESDAY DECEMBER 13** **CANDLES & DECORATIONS.** Is that candle too close to the decoration sitting on your table? Fires caused by holiday decorations and open flames from candles are all too common this season. Battery-powered candles are a great alternative but if you must light up, keep candles away from pets and children, put the candle in a sturdy container and always blow out when you leave the room.
- TIP #3 THURSDAY DECEMBER 14** **SMOKE ALARMS.** 'Tis the season - literally! Fatal fires are all too frequent during the holidays. When seconds matter, a working smoke alarm is the gift of lifes in the event of a fire. An alarm on every sleep, tested monthly, and batteries replaced annually, is probably the best gift you can give your family this season.
- TIP #4 FRIDAY DECEMBER 15** **CARBON MONOXIDE ALARMS.** Unlike griefmement, it's odorless. Unlike your uncle's ugly Christmas sweater, it's invisible. Carbon Monoxide (CO) is a deadly gas that can cause flu-like symptoms. A CO alarm alerts you to a potential CO emergency with four beeps and is the best way to protect your family from The Silent Killer.
- TIP #5 SATURDAY DECEMBER 16** **TREE WATERING.** Falling needles are your tree's way of telling you it's drying out and is a fire waiting to happen. Avoid being a statistic and water your tree daily. The way of heat sources near the tree including furnace vents and non-LED lights.
- TIP #6 SUNDAY DECEMBER 17** **EXTENSION CORDS.** Getting wound up in the holiday spirit? Don't "overstress" your outlets. Extension cords are a temporary solution and if more outlets are required, have them installed by a licensed electrician. Fire and electric shock are not on anyone's list this season - avoid overloading a circuit and never run extension cords under a rug.
- TIP #7 MONDAY DECEMBER 18** **KIDS IN THE KITCHEN.** Holiday baking with children this holiday season? Make sure to keep an eye on those little helpers and remember to never leave the oven unattended. Safety first, cookies second. #KidSafeHolidays
- TIP #8 TUESDAY DECEMBER 19** **HOME FIRE ESCAPE PLANNING.** Santa needs one way out of your home - you need two. Give your family the gift of peace of mind with a home fire escape plan and have two ways out of a burning home to ensure your loved ones are prepared for the worst so you can focus on the best: festive cheer!
- TIP #9 WEDNESDAY DECEMBER 20** **COOKING.** Holidays are stressful enough but when 17% of fires in Ontario are cooking related, it's important to remember to slow things down in the kitchen. Fires caused by cooking mostly happen when the stove is left unattended so be mindful when cooking and never leave the kitchen while using a stove.
- TIP #10 THURSDAY DECEMBER 21** **HEATING SOURCES.** Really, it's cold outside! Staying warm this Winter Solstice means practicing the safety. Space heaters, wood stoves and fireplaces are all great ways to stay warm. Keep a safe distance between your heat source and combustibles, like paper and fabric.
- TIP #11 FRIDAY DECEMBER 22** **SMOKING.** Lit cigarettes are Ontario's number one cause of fatal fires. This season, have all smoking done outside using deep, sturdy ashtrays. Never flick your butt - a lit butt might be the difference between a holiday to remember and a holiday you'll never forget.
- TIP #12 SATURDAY DECEMBER 23** **LITHIUM ION BATTERIES.** Recharging a new lithium-ion toy during the holiday period can be tempting but it can also add potential risk to your home. Always monitor the toy or device when it is charging, read the manufacturer's instructions for safe charging & do not exceed the recommended charging time.



SDFD Fire Hall Visits



Town of Shelburne Touch –A-Truck Event

Approximately 65% of all carbon monoxide deaths and injuries in Ontario occur in the home

**Keep Your Family Safe from Carbon Monoxide**

Install carbon monoxide alarms in your home.

Test them every month.

SDFD Fire Pumpers added fire safety messaging on their roll up doors to help spread safety messaging in the community.

**Don't Forget!**

Test your smoke alarms **once a month** and **change the batteries at least once a year.**

[ontario.ca/firemarshal](http://ontario.ca/firemarshal)

# 2025 STATION TRAINING

SDFD Training Committee supports the department by maintaining firefighter readiness with overseeing skills maintenance, implementing new technical advancements, and promoting health and safety. Career development through leadership and supervisory training is also supported through this branch.



Laura King, NFPA Regional Director, presented to staff on lithium-ion batteries and NFPA855 'Standard for the Installation of Stationary Energy Storage Systems'.

## 2025 Station Training Summary

- 50 Weekly Training Sessions
- Average 25 persons attending
- 3,332 hours annual training
- 4 recruits joined the department

### Firefighting

Firefighter Safety / Survival (RIT Paks)  
Firefighter Lift and Carry  
Vent, Enter, Isolate & Search  
Fire Hose (nozzle & streams)  
Roof Operations  
Salvage and Overhaul  
Fire Control  
Ventilation (positive, negative, hydraulic)  
Search & Rescue  
Wildland Fire Equipment  
Haz Mat (Emergency Response Guide)

### Personal Protective Equipment

Bunker Gear Inspection and Cleaning  
SCBA Donning and Doffing  
SCBA Air Consumption  
Scott SCBA and Jordair Cascade Filling Station



Liz Cordeiro, Program Manager, presented to staff about Boots on the Ground peer support for First Responders

### Medical

Red Cross Standard First Aid - CPR / AED  
Primary Assessment / First Aid Scenarios  
Stokes Basket and Cart

### Auto Extrication

Vehicle Stabilization  
Air Bags  
Chains and Strap Equipment

### Water Supply

Drafting, Water Transfer (Holley Tube)  
Relay Pumping

### Incident Command

Radio communications  
Incident Action Plans  
Draeger Air Monitors  
Thermal Imaging Camera

### Fire Apparatus

Operation and Placement  
Hose Loads / Advancement  
Driver Operations / Safety  
Ladder 28 – Master Streams  
Scene Lighting

# 2025 CERTIFICATION TRAINING

Additional fire certification courses that were completed in 2025 through the Ontario Fire College and Regional Training Centres include:



- NFPA 1002 Pump Operation
- NFPA 1006 Rope Rescue Operations
- NFPA 1021 Fire Officer Level 1
- NFPA 1031 Legislation
- NFPA 1031 Fire Code Division B Part 2 & 6
- NFPA 1031 Courtroom Procedures
- NFPA 1035 Fire & Life Safety Educator Level 1

## MOBILE LIVE FIRE TRAINING UNIT

The Shelburne & District Fire Department hosted the Ontario Fire Marshal's Office (OFM) Mobile Live Fire Training Unit (MLFTU) in July. The MLFTU is a propane-fueled state-of-the-art live-fire simulator, managed by Ontario Fire College instructors and funded by the OFM. This initiative is designed to enhance crucial firefighting skills, including fire suppression, pumper operations, and incident management systems. This unit was brought to SDFD at no cost as it is funded by the province to ensure accessible training throughout Ontario. These units are customizable, with adjustable walls and configurations to simulate various scenarios. The ability to train at home with familiar equipment and team members is vital.



SDFD Fire Board members Gail Little and Melinda Davie, were on hand as SDFD Fire Chief Dave Pratt presented MPP Sylvia Jones an honorary Fire Chief helmet in appreciation of the MLFTU, which was introduced when MPP Jones was Ontario's Solicitor General. Also, thank you to the implementation of the Fire Protection Grant by her government.



The MLFTU initiative was shared with Grand Valley & District Fire Department, Mulmur Melancthon Fire Department, Orangeville Fire Department and Rosemont District Fire Department. Each department brought their own crews and cycled through the MLFTU completing various scenario based training. Over 4 days there were approximately 60 firefighters who participated in live fire training.

# 2025 ROPE TEAM TRAINING

SDFD Rope (Technical Rescue) Team is dedicated to responding to specialized emergencies. The team comprises 14 highly trained members, each possessing advanced skills in this specialty area. Rope rescue demands rigorous training to develop the unique skill sets required.

Members of the team participated in eight all day training sessions and collectively accumulated 415 hours throughout the year.

Rope Rescue is formally an approved level of service, and the team strives for all members to achieve technical level response which includes:

- Accessing a patient that requires the rescuer to climb up or down structures, which can expose the climber to a significant fall hazard.
- Use a rope rescue system to move a rescuer and patient along a horizontal path, above an obstacle or projection.
- Understanding and applying the principles of physics in constructing rope rescue system, including system safety factors, critical angles and causes and effects of force multipliers.
- Performing high-angle rope rescue with a litter using tender(s) to negotiate obstacles, manipulate or position the patient, or provide medical care while being raised or lowered.



# 2025 FIRE INVESTIGATIONS

2025 saw a decrease in the number of completed fire investigations, totaling eight (8) investigations. All files were closed with a possible or probable cause assigned. Table 1 represents the investigations by township. SDFD staff also assisted with three investigations assisting other departments, and mentoring a new fire investigator through a structure fire and fire investigation report.

There were 21 reported '01 Fire' responses recorded in 2025. Eight (8) structure fires and eleven (11) vehicle fires; cumulative cost for these investigations amounted to \$15,655,200 in fire loss.

Table 1.

Township	Types
Amaranth	No investigations completed
Melancthon	1 Structure, 2 outdoor minor fires
Mono	1 Structure (assist OFM & TSSA), 1 vehicle (assist
Mulmur	1 outdoor minor fire
Shelburne	2 structure fires



# LOOKING AHEAD

The Shelburne & District Fire Department (SDFD) is committed to being a data-driven, outcome-based, strategic, customer-focused, properly resourced and modern fire service that supports an inclusive and diverse workplace. Each division has key priority areas moving forward through 2026 to ensure we meet the expectations of our growing community.

As we look ahead to 2026, SDFD remains committed to enhancing our capabilities, advancing firefighter skills, and fostering a culture of excellence in service to the community. Below are some of the key focuses for the year ahead:

**Community Risk Reduction:** Greater community involvement and education in fire safety and prevention is imperative. SDFD will begin exploring various opportunities to advance efforts related to public education and fire prevention. Using existing staff or the development of a Public Education Team, we will address community needs and identify where the verifiable risks lie, and aim to have a measurable impact in lowering fire loss and injuries.



**Further Certifications for Firefighters:** Continuing our commitment to professional development, 2026 will see many of our firefighters pursue additional certifications in specialized areas such as technical rescue, hazardous materials, firefighting, fire officer, fire instructor, pump operations, and emergency medical services. These advanced certifications ensure our team is prepared for a wide range of emergencies, strengthening our readiness and ability to tackle complex situations effectively.



**Commitment of Paid-Per-Call Firefighters:** Above all, the foundation of our fire department's success is the remarkable commitment of our paid-per-call firefighters. These dedicated personnel respond to emergencies at all hours of the day and night, leaving their homes, families, and jobs to serve the community. Whether it's the middle of the night or during a busy workday, their unwavering dedication ensures we are always ready to respond when needed. Their selfless service, often at great personal sacrifice, is the cornerstone of our department's ability to provide exceptional public safety.

As we look ahead to 2026, we are excited about the opportunities for growth and the continued development of our department. We are poised to continue raising the bar for public safety. We are incredibly proud of our paid-per-call firefighters, whose commitment and sacrifice remain the heart of our service to the community.



**SHELBURNE & DISTRICT**

**FIRE DEPARTMENT**

**114 O'Flynn Street**

**Shelburne ON L9V 2W9**

**519-925-5111**

**[sdfd@shelburne.ca](mailto:sdfd@shelburne.ca)**



April 10, 2026

**Memorandum to:** Municipal Chief Administrative Officers, City Managers

**Subject:** Municipal Buy Ontario Procurement Directive – Phased Implementation Dates

In the fall of 2025, the Ontario government introduced and enacted the *Buy Ontario Act (Public Sector Procurement), 2025*. This Act allows the government to issue procurement directives that require prioritizing Ontario/Canadian goods and services in public sector procurements.

To leverage public sector procurement spending to support Ontario's economy, workers and key sectors, municipalities and municipal entities—including local boards and wholly-owned municipal services corporations—are now prescribed as public sector entities under the Act. As a result, all these organizations will have to comply with the newly released Municipal Buy Ontario Procurement Directive.

We recognize the significant work municipalities do to deliver services and build infrastructure in your communities, and we appreciate your partnership as these new requirements are introduced.

### **Timelines for effective dates**

The new Municipal Buy Ontario Procurement Directive will include requirements related to fleet vehicles and capital infrastructure. This applies to municipalities, local boards, and municipal services corporations on the following phased timeline:

#### **Municipalities**

- Fleet vehicles requirements: April 13, 2026
- Capital infrastructure requirements: May 15, 2026

#### **Local boards and municipal services corporations (MSCs)**

- Capital infrastructure and fleet vehicles requirements: June 1, 2026

To assist with implementation, guidance materials and other support resources are available on [Ontario.ca](https://www.ontario.ca) and [Supply Ontario's website](#) to help your organization understand the requirements and apply them consistently.

### **Actions required of municipalities**

1. Municipalities should begin preparing procurement teams and internal stakeholders in advance of these effective dates. Additional guidance and supports, such as training sessions, will be provided to facilitate implementation.

2. Municipalities should inform applicable local boards and municipal services corporations of the Municipal Buy Ontario Procurement Directive and the phased effective dates above.

Questions related to implementation and support can be directed to [doingbusiness@supplyontario.ca](mailto:doingbusiness@supplyontario.ca).

Yours truly,

***Original Signed by***

Martha Greenberg  
Deputy Minister of Ministry of Municipal Affairs and Housing

c: Samantha Poisson, Deputy Minister, Ministry of Public and Business Service  
Delivery and Procurement  
Lindsay Jones, Executive Director, Association of Municipalities of Ontario – AMO



RECEIVED

APR 16 2026

**Sylvia Jones MPP**  
Dufferin-Caledon

180 Broadway, 3rd Floor, Suite A  
Orangeville, ON. L9W 1K3  
Tel: 519-941-7751  
Toll Free: 1-800-265-1603  
Email: [sylvia.jones@pc.ola.org](mailto:sylvia.jones@pc.ola.org)

April 10<sup>th</sup> 2026

Mayor Darren White & Members of Council  
Township of Melancthon  
157101 Hwy 10, Melancthon, ON L9V 2E6

Dear Mayor Darren White and Members of Council,

I am excited to share that our government is doubling support for the Ontario Transit Investment Fund (OTIF), increasing annual funding from \$5 million to \$10 million over the next three years.

Through a new \$30 million investment in the 2026 provincial budget, OTIF will continue helping rural and underserved communities establish and expand local transportation options. The fund supports projects such as new bus services, on-demand rideshare programs, and door-to-door transportation that help connect residents to jobs, appointments, services and opportunities.

Municipalities are eligible to apply for funding of up to five years to support projects that address local transportation gaps. Applications are accepted on an ongoing basis.

As communities across Dufferin-Caledon continue to grow, accessible and reliable transportation remains increasingly important. This expanded funding provides an opportunity to strengthen local transit networks and better connect residents to jobs and essential services.

Municipalities are encouraged to work in partnership with neighbouring communities and local non-profit organizations to develop coordinated and sustainable transit solutions. More information and application details are available through the Ontario Transit Investment Fund.

Please do not hesitate to contact my office if you require any assistance.

Sincerely,

Sylvia Jones, MPP  
Dufferin-Caledon

INFO 7  
MAY 7 2026



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APR 16 2026

**Sylvia Jones MPP**  
Dufferin-Caledon

180 Broadway, 3rd Floor, Suite A  
Orangeville, ON. L9W 1K3  
Tel: 519-941-7751  
Toll Free: 1-800-265-1603  
Email: [sylvia.jones@pc.ola.org](mailto:sylvia.jones@pc.ola.org)

April 13<sup>th</sup> 2026

Mayor Darren White & Members of Council  
Township of Melancthon  
157101 Hwy 10, Melancthon, ON L9V 2E6

Dear Mayor Darren White and Members of Council,

I would like to share that the Ontario government is investing an additional \$300 million in the Community Sport and Recreation Infrastructure Fund (CSRIF).

Announced as part of the 2026 Ontario Budget, it represents the largest investment in sport and recreation infrastructure in Ontario's history. This historic investment will help communities build and improve local recreation facilities, support jobs and promote active, healthy living.

The additional funding will continue to support projects through two streams:

- Stream 1 – Repairs and rehabilitation of existing sport and recreation facilities.
- Stream 2 – Construction of new and transformative facilities, including replacements for aging infrastructure.

As Dufferin-Caledon continues to grow, investments in arenas, community centres, sports fields, pools and recreation spaces remain important to supporting healthy, connected communities.

I encourage you to begin considering projects that may be suitable for future applications. More information on eligibility and application timelines will be available later this year.

Should you have any questions or need my office's assistance, please do not hesitate to reach out.

Sincerely

Sylvia Jones, MPP  
Dufferin-Caledon

INFO 8  
MAY 7 2026



Monday, April 20, 2026

Premier of Ontario  
Hon. Doug Ford  
Legislative Building, Queen's Park  
Toronto ON M7A 1A1  
Sent via email: premier@ontario.ca

**Re: Support of Finlay's Law on Emergency Room Reform**

At its regular meeting on April 10, 2026, the Western Ontario Wardens' Caucus adopted the following motion in support of Finlay's Law on Emergency Room Reform:

**#11 Moved by D. Bailey seconded by B. Clark:**

**WHEREAS** growing pressures across the Ontario healthcare system are increasing patient volumes in emergency rooms (ER), requiring more complex care, and contributing to longer patient wait times in ERs for residents in Ontario's largest municipalities; and

**WHEREAS** Health Quality Ontario data from October 2025 reports that patients needing admission to the hospital waited an average of 19-20 hours, with high-urgency patients waiting close to 5 hours on average to be seen by a physician; and

**WHEREAS** in December 2023, the Auditor General of Ontario reported that significant hospital staffing shortages were reducing access to timely emergency care; and

**WHEREAS** the Financial Accountability Office of Ontario reported in March 2023 that ER wait times were increasing significantly with the longest wait times recorded in over 15 years and that provincial funding was \$21.3 billion short to maintain current health programs through 2028; and

**WHEREAS** according to the Ontario Hospital Association (OHA), Ontario has had the lowest per capita hospital expenditure in Canada since 2018; and

**WHEREAS** according to the OHA, approximately 4,200 alternate level care (ALC) patients remain in acute beds (40% awaiting long term care), worsening ER delays; and

**WHEREAS** Canadian ER researchers have highlighted that between 8,000 and 15,000 Canadians die prematurely as a result of ER overcrowding; and

**WHEREAS** reports of patients dying in crowded ERs across Canada are increasing, such as 16-year-old Finlay van der Werken who waited over 8 hours in an Oakville ER without being seen by a physician and tragically passed away on February 9, 2024 from pneumonia that developed into sepsis; and

**WHEREAS** ER delays are contributing to excessive ambulance offload times, adding undue strain on response capacity of municipal paramedic services across Ontario; and

**WHEREAS** the Provincial Government has taken important steps to improve health care in Ontario, however additional funding and staffing resources for hospitals to reduce ER wait times and increase capacity to provide timely access to care for all patients in ER's remains critical; and

**WHEREAS** despite growing concerns regarding staffing shortages in and closures of ERs across Ontario, as well as failure to meet federal standards such as the Canadian Triage and Acuity Scale, the Provincial Government continues to receive full contributions of Canada Health Transfers from the federal government.

**THEREFORE BE IT RESOLVED THAT** the Western Ontario Wardens Caucus calls on the Provincial Ministry of Health to take immediate action to reduce ER wait times with consideration for the importance of enhanced ER triage protocols and increased funding to strengthen emergency readiness;

**AND THAT** the Western Ontario Wardens Caucus calls on the Provincial Ministry of Health to introduce Finlay's Law to ensure that no child in Ontario is left without timely emergency medical care in hospitals by:

- Setting legal maximum ER wait times for children under 18 (e.g., physician assessment within 2 hours, admission within 8 hours).
- Mandating safe pediatric nurse-to-patient and physician-to-patient ratios in emergency settings.
- Establish independent oversight to audit hospitals, investigate pediatric ER deaths, and enforce compliance.
- Mandate public, independent, and timely (within 1 year) inquiry by the Chief Coroner of Ontario of every pediatric death in an ER waiting area.
- Fund better pediatric emergency readiness, including staffing, training and infrastructure

**AND THAT** the Western Ontario Wardens Caucus calls on the Federal Ministry of Health to enforce the principles and requirements of the Canada Health Act through its spending power of Canada Health Transfers to Ontario by:

- monitoring compliance to national health standards, such as Canadian Triage and Acuity Scale (CTAS) in ERs;
- and establishing and ensuring compliance with a new sepsis care

**AND THAT** a copy of this resolution be sent to the Premier of Ontario, the Ontario Minister of Health, the Federal Minister of Health, the Ontario Medical Association (OMA), the Ontario Hospital Association (OHA), and the Association of Municipalities of Ontario (AMO).

**Carried.**

Please contact the office if you require any further information.

Yours sincerely,

A handwritten signature in black ink that reads "Marcus Ryan". The signature is written in a cursive, flowing style.

Marcus Ryan  
Chair, Western Ontario Wardens' Caucus

cc.

Hon. Marjorie Michel, Federal Minister of Health

Hon. Sylvia Jones, Ontario Minister of Health

Ontario Medical Association

Ontario Hospital Association

Association of Municipalities of Ontario

Ontario Big City Mayors

Eastern Ontario Wardens' Caucus

Western Ontario Municipalities

Ministry of the Environment,  
Conservation and Parks

Environmental Assessment  
Modernization Branch

135 St. Clair Avenue West  
4th Floor  
Toronto ON M4V 1P5

Ministère de l'Environnement, de  
la Protection de la nature et des Parcs

Direction de la modernisation des processus  
d'évaluation environnementale

135, avenue St. Clair Ouest  
4<sup>e</sup> étage  
Toronto ON M4V 1P5



April 20, 2026

TO: Stakeholder Distribution List

RE: Proposed *Environmental Assessment Act* (EAA) amendments to improve the comprehensive environmental assessment (EA) process

---

Today, Ontario introduced the [\*Protecting Ontario's Workers and Economic Resilience Act, 2026 \(POWER Act\)\*](#) in the Legislative Assembly of Ontario. If made, the changes would support a more efficient comprehensive EA process and make it easier to navigate by removing certain steps while maintaining strong environmental protections and other consultation opportunities.

The proposed legislation would, if passed, amend the *Environmental Assessment Act* (EAA) to make three key changes to the comprehensive EA process:

- Remove the requirement to publish and consult on a Ministry Review
- Remove the opportunity for the public to request a hearing before the Ontario Land Tribunal (Tribunal) while maintaining the Minister's authority to refer an application or matter related to an application to the Tribunal for a hearing and decision on their own initiative
- Remove the requirement for Cabinet approval of the Minister's decision, while providing the Minister discretion to refer an application to Cabinet for a decision

In addition, we also proposed minor updates to improve clarity and flexibility in the EAA.

If the proposed EAA amendments are made, the regulation that sets out deadlines for certain steps in the comprehensive EA process (Ontario Regulation 616/98 (Deadlines)) would be adjusted to align with the changes.

The proposal has been posted on the Environmental Registry of Ontario (ERO) for public comment. More information is available [here](#). Input is being accepted until **May 20, 2026**.

If you have any questions, please feel free to contact us at [EAModernization.MECP@ontario.ca](mailto:EAModernization.MECP@ontario.ca). Any comments on the proposal can be submitted through the ERO posting via the link above, or by email to us.

INFO 10  
MAY 7 2026

We are committed to keeping you apprised about EA modernization and working with you to build a strong EA program for Ontario. We value your perspectives on the EA program and look forward to your further participation. More information on our other efforts to modernize the EA program can also be found [here](#).

Sincerely,

A handwritten signature in black ink that reads "A. Cross". The signature is written in a cursive, slightly slanted style.

Annamaria Cross  
Director, Environmental Assessment Modernization Branch  
Ministry of the Environment, Conservation and Parks

Ministry of the Environment,  
Conservation and Parks

Environmental Assessment  
Modernization Branch

135 St. Clair Avenue West  
4th Floor  
Toronto ON M4V 1P5

Ministère de l'Environnement, de  
la Protection de la nature et des Parcs

Direction de la modernisation des processus  
d'évaluation environnementale

135, avenue St. Clair Ouest  
4<sup>e</sup> étage  
Toronto ON M4V 1P5



April 22, 2026

TO: Stakeholder Distribution List

RE: Requirements for waste disposal site service area and fill rate changes

---

Earlier this week, I wrote to you about proposed amendments to the *Environmental Assessment Act* (EAA) as part of ongoing efforts to modernize the environmental assessment (EA) program.

Today, the Ministry of the Environment, Conservation and Parks posted a new proposal on the Environmental Registry of Ontario (ERO) for public comment and invites your feedback.

Ontario is proposing changes to requirements for waste disposal sites. These changes would support more efficient use of existing waste disposal capacity and provide communities with more options to meet their waste disposal needs while maintaining strong environmental protection.

The proposal would allow operators more flexibility to change the area where the waste comes from (the service area) and to change the rate at which they can accept it (the fill rate).

The ministry would continue to review these changes through the Environmental Compliance Approval amendment process, which is expected to reduce the time it takes to make these types of changes.

This proposal would not allow landfill expansions beyond a site's approved size, nor would it change the types of waste a site is authorized to receive. These types of changes would continue to require separate approvals under existing legislation.

More information is available [here](#), and input is being accepted until **June 8, 2026**.

If you have any questions, please feel free to contact us at [EAModernization.MECP@ontario.ca](mailto:EAModernization.MECP@ontario.ca). Any comments on the proposal can be submitted through the ERO posting via the link above, or by email to us.

We are committed to keeping you apprised about EA modernization and working with you to build a strong EA program for Ontario. We value your perspectives on the EA program and look forward to your further participation. More information on our other efforts to modernize the EA program can also be found [here](#).

Sincerely,

A handwritten signature in black ink that reads "A. Cross". The signature is written in a cursive, slightly slanted style.

Annamaria Cross  
Director, Environmental Assessment Modernization Branch  
Ministry of the Environment, Conservation and Parks



## Grand River Conservation Authority

Summary of the General Membership Meeting – April 24, 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-04-26-38 - Financial Summary
- GM-04-26-35 - Collaboration with United States Army Engineer Research and Development Center
- GM-04-26-C09 - General Insurance Renewal 2026-2027 (Closed agenda)
- GM-04-26-C10 - License Agreement - Township of Wellington North (Closed agenda)

### Information Items

*The Board received the following reports as information:*

- GM-04-26-39 - Chair's Report
- GM-04-26-40 - Bill 97 Plan to Protect Ontario Act (Budget Measures), 2026 and Amendments to the Conservation Authorities Act
- GM-04-26-34 - Cash & Investment Status
- GM-04-26-33 - Quarterly Permit Report
- GM-04-26-41 - Amendments to the Grand River Conservation Authority Hearing Guidelines and Procedures
- GM-04-26-36 - March/April 2026 Flood Event
- GM-04-26-37 - Current Watershed Conditions

### Correspondence

*The Board received the following correspondence:*

- Eva Chapin re: Proposed burn at Morton Acres (and GRCA Response)
- Niagara Peninsula Conservation re: Provincial Announcement - Next Steps to Improve Ontario's Conservation Authority System
- Halton Region re: Preserving Local Input in Ontario's Conservation Authority System

### Source Protection Authority Correspondence & Action Items

*The General Membership of the GRCA also acts as the Source Protection Authority Board.*

- Correspondence from Lake Erie Region Source Protection Committee re Annual Reporting
- SPA-04-26-03 - Submission of the 2025 Grand River Annual Progress Report

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 participating municipality. If you do not wish to receive this monthly summary, please respond to this email with the word 'unsubscribe'.



RECEIVED

APR 24 2026

164 Shelburne Air Cadets

Georgina Walters – SSC Chair

April 14 2026

Council of the Township of Melancthon

157101 Highway 10 Melancthon, ON L9V 2E6

Dear Members of Council,

I am writing on behalf of 164 Shelburne Royal Canadian Air Cadet Squadron to respectfully request financial support from the Township of Melancthon to assist with the costs associated with our annual parade, scheduled for June 6, 2026.

Our annual parade is a significant event that celebrates the achievements of our cadets and highlights the values of leadership, citizenship, and community service that the Air Cadet program fosters in youth. It is an important milestone for our cadets, their families, and the broader community.

To host this event, we require the use of the CRDC. Although we requested that the space be donated due to our status as a non-profit youth organization, our request was declined. The rental cost for the parade day is approximately \$600 including tax.

In addition to the parade itself, our cadets require time to practice marching in formation within the facility. We anticipate needing at least two practice sessions, each costing approximately \$120, for an additional \$240. These rehearsals are essential to ensure the safety, precision, and professionalism expected of our cadets during the parade.

Altogether, the total cost for the required facility use is approximately \$840, which presents a significant challenge for our squadron's limited budget. As a result, we are reaching out to surrounding municipalities to seek assistance in covering these expenses.

Any contribution from the Township of Melancthon would directly support our cadets and help ensure that this longstanding tradition can continue. A receipt and formal acknowledgement can be provided upon request.

Thank you for considering our request and for your continued support of youth programs in our region. Please feel free to contact me if further information is needed.

Sincerely,

Georgina Walters SSC Chair – 164 Shelburne Air Cadets

[164.chairperson@aircadetleague.on.ca](mailto:164.chairperson@aircadetleague.on.ca)

416-823-6880

INFO 13  
MAY 7 2026



## **MEDIA RELEASE**

FOR IMMEDIATE RELEASE

### **NVCA launches permit progress tracking tool**

UTOPIA, Ontario (April 27, 2026) – Property owners in the Nottawasaga Watershed who have applied for Nottawasaga Valley Conservation Authority (NVCA) permits can now track their application progress through its new Client Dashboard without contacting staff.

Applicants who have submitted a permit application will receive an invitation to access the Client Dashboard, where they can view their permit status, permit type, typical permit timelines, and the NVCA staff lead for the file.

“Over the last two years, NVCA has made significant improvements to our processes and customer service,” said Jennifer Vincent, CAO of NVCA. “Last year, we launched our Online Request Portal for applicants to submit questions and upload permit applications. This tool has helped avoid delays caused by incomplete submissions. The Client Dashboard is another step towards strengthening public trust and increasing the transparency and accountability of our organization.”

NVCA is responsible for regulating activities in areas with natural hazards to avoid the loss of life and damage to property caused by flooding, erosion, and unstable soil and bedrock.

“Property owners looking to develop near a river, stream, pond, wetland, or the Georgian Bay shoreline may need a permit from NVCA before starting their project,” continued Vincent. “Check if your property is regulated through our [interactive map](#) or by contacting our Regulations team. They will discuss what the regulated areas mean and the information you need to support your application.”

For those who have already planned their project, or are ready to submit an application, schedule a [pre-consultation](#) to ensure the permit application process is smooth, efficient and on the right track.

NVCA will notify applicants within 21 days of receiving a permit application whether it is complete. Once deemed complete, the application is reviewed as either a minor or major permit. Minor permits are typically issued within 30 days, while major permits require up to 90 days for review.

For more information, visit <https://www.nvca.on.ca/planning-permits/>.

**About NVCA:** The Nottawasaga Valley Conservation Authority is a public agency dedicated to the preservation of a healthy environment through specialized programs to protect, conserve and enhance our water, wetlands, forests and lands.

**Media contact:** Maria Leung, Senior Communications Specialist at 705-424-1479 ext.254, [mleung@nvca.on.ca](mailto:mleung@nvca.on.ca)

## Denise Holmes

---

**From:** Eric Lee <elee@campaign-office.com>  
**Sent:** Tuesday, April 28, 2026 10:58 AM  
**To:** Denise Holmes  
**Subject:** The Royal Canadian Legion Ontario Command- 14th Annual Military Service Recognition Book  
**Attachments:** Letter&Rates 2026.pdf

Hello Denise, thanks a lot for your past support. We would love to have your kind support for the ¼ page ad you usually do;



157101 Hwy 10, Melancthon, ON L9V 2E6  
519-925-5525

*Thank you to all current serving and past Members  
of the Canadian Armed Forces, Veterans and  
Reservists, their families and support staff.*



*Lest We Forget*

This will be viewed at over 400 legions, also available for download forever on the website, you would get a copy of the book, we will provide an official receipt for advertising and promotion with a thank you letter from the legion's president.

Thank you in advance for your interest in the **Military Service Recognition Book**. As discussed in our recent phone conversation please find attached information outlining the Command Legion's important remembrance project this year on behalf of our Veterans.

This unique remembrance publication includes past and present-day Veterans biographies and photographs. With the help of our Veterans, their families and friends, submissions are collected at local legion branches, and our next edition is scheduled for release in **October 2027**, in advance of our Annual Remembrance Day Ceremonies.

Proceeds raised from this annual project are used to support the **Veterans Transition Programs** that help Veterans who suffer from PTSD, Mental Illness and other such challenges. These programs assist them in transitioning from military life to civilian life.

It is available for all to see at local legion branches and online at the Ontario Command Legion's website: <http://www.on.legion.ca/remembrance/military-service-recognition-book>. It helps us, and our younger generations, appreciate and never forget the Sacrifices made by our Veterans for the freedoms we enjoy today.

We would sincerely appreciate **your** support and appreciation for our Veterans by purchasing an advertisement in our next edition. If you require any additional information, please reply to this email or phone me at our toll-free number below. I will follow up with you in the near future.

Thank you for your consideration and/or support.

Sincerely,

**Eric Lee**

***Advertising Rep / Publication Office***

**The Royal Canadian Legion Ontario Command**

**Campaign Office**

**(1-855-241-6967)**

 [oncl@fenety.com](mailto:oncl@fenety.com)



[www.on.legion.ca](http://www.on.legion.ca)

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[www.on.legion.ca](http://www.on.legion.ca)

## The Royal Canadian Legion Ontario Command

### *“Military Service Recognition Book”*

Dear Sir/Madam:

Thank you for your interest in **The Royal Canadian Legion Ontario Command**, representing **Ontario’s Veterans**. Please accept this written request for your support, as per our recent telephone conversation.

**The Royal Canadian Legion** Ontario Command is very proud to be once again printing over **10,000 copies of our 14th annual “Military Service Recognition Book”**, scheduled for release by October 2027. This unique remembrance publication recognizes and honours our Province's Veterans and helps us fulfill the Legion's role as the **"Keepers of Remembrance"**. Proceeds raised from this annual appeal are also used to support Veterans Transition Programs to help modern day Veterans that suffer from PTSD and other challenges.

The Legion is recognized as one of Canada’s largest Veterans Support Organizations and we are an integral part of the communities we serve. This project helps ensure the Legion’s continued success. We would like to have your organization's support for this Remembrance project by sponsoring an advertisement space in our **"Military Service Recognition Book."**

Please find enclosed a rate sheet for your review. Whatever you are able to contribute to this worthwhile endeavor would be greatly appreciated. For further information please contact **Ontario Command Campaign Office** toll free at **1-855-241-6967**.

**Thank you for your consideration and/or support.**

Sincerely,

**Lynn McClellan**  
**President**



**MSR Guide**



www.on.legion.ca

# The Royal Canadian Legion Ontario Command

## *“Military Service Recognition Book”*

### Advertising Prices

<u>Ad Size</u>	<u>Cost</u>		<u>HST</u>		<u>Total</u>
Full Colour Outside Back Cover	\$2,579.65	+	\$335.35	=	\$2,915.00
Inside Front/Back Cover (Full Colour)	\$2,243.36	+	\$291.64	=	\$2,535.00
2 Page Spread (Full Colour)	\$3,588.50	+	\$466.50	=	\$4,055.00
Full Page (Full Colour) <b>7" X 9.735"</b>	\$1,765.49	+	\$229.51	=	\$1,995.00
½ Page (Full Colour) <b>7" X 4.735"</b>	\$969.03	+	\$125.97	=	\$1,095.00
¼ Page (Full Colour) <b>3.375" X 4.735"</b>	\$575.22	+	\$74.78	=	\$650.00
1/10 Page (Full Colour b/card) <b>1.735" X 4.735"</b>	\$349.56	+	\$45.44	=	\$395.00

H.S.T. Registration # 10686 2824 RT0001

All typesetting and layout charges are included in the above prices.

A complimentary copy of this year’s publication will be received by all advertisers purchasing space of 1/10 page and up, along with a Certificate of Appreciation from the Ontario Command.



PLEASE MAKE CHEQUE PAYABLE TO:

The Royal Canadian Legion  
Ontario Command  
(RCL ON)  
(Campaign Office)  
P O Box 8055, Station T CSC  
Ottawa, ON K1G 3H6



## Denise Holmes

---

**From:** Board Chair <MPACBoard.Chair@mpac.ca>  
**Sent:** Thursday, April 30, 2026 8:53 AM  
**To:** Denise Holmes  
**Subject:** MPAC's 2025 Annual and Performance Report and Financial Statements  
**Attachments:** 2025 Annual and Performance Report - EN \_1\_.pdf; MPAC 2025 FS - final.pdf



Good morning Denise,

Today, MPAC (Municipal Property Assessment Corporation) is pleased to share its [2025 Annual and Performance Report](#), along with MPAC's Financial Statements for the year ended December 31, 2025.

The report outlines MPAC's performance and progress over the past year and reflects the collective efforts of employees working in collaboration with municipal and provincial partners to support the province's property assessment system and deliver value for Ontarians.

It brings together MPAC's operational results and key outcomes, demonstrating alignment between assessment activities and the organization's strategic priorities. Performance measures provide transparency into results across core service areas, including new assessments, assessment acceptance rates, Customer Contact Centre service levels, and more, reinforcing MPAC's commitment to accountability and responsible public administration.

The Financial Statements provide an overview of MPAC's financial position and results for the year and support the organization's commitment to sound financial management and responsible public administration. If you have questions related to the Financial Statements, please contact Cindy Lam, Chief Financial Officer, at (289) 315-3084 or [cindy.lam@mpac.ca](mailto:cindy.lam@mpac.ca).

As we strive to uphold the highest standards in service delivery as a global leader in property assessment, we are grateful for your continued support.

Should you have any questions regarding the reports, please do not hesitate to contact me.

Yours truly,

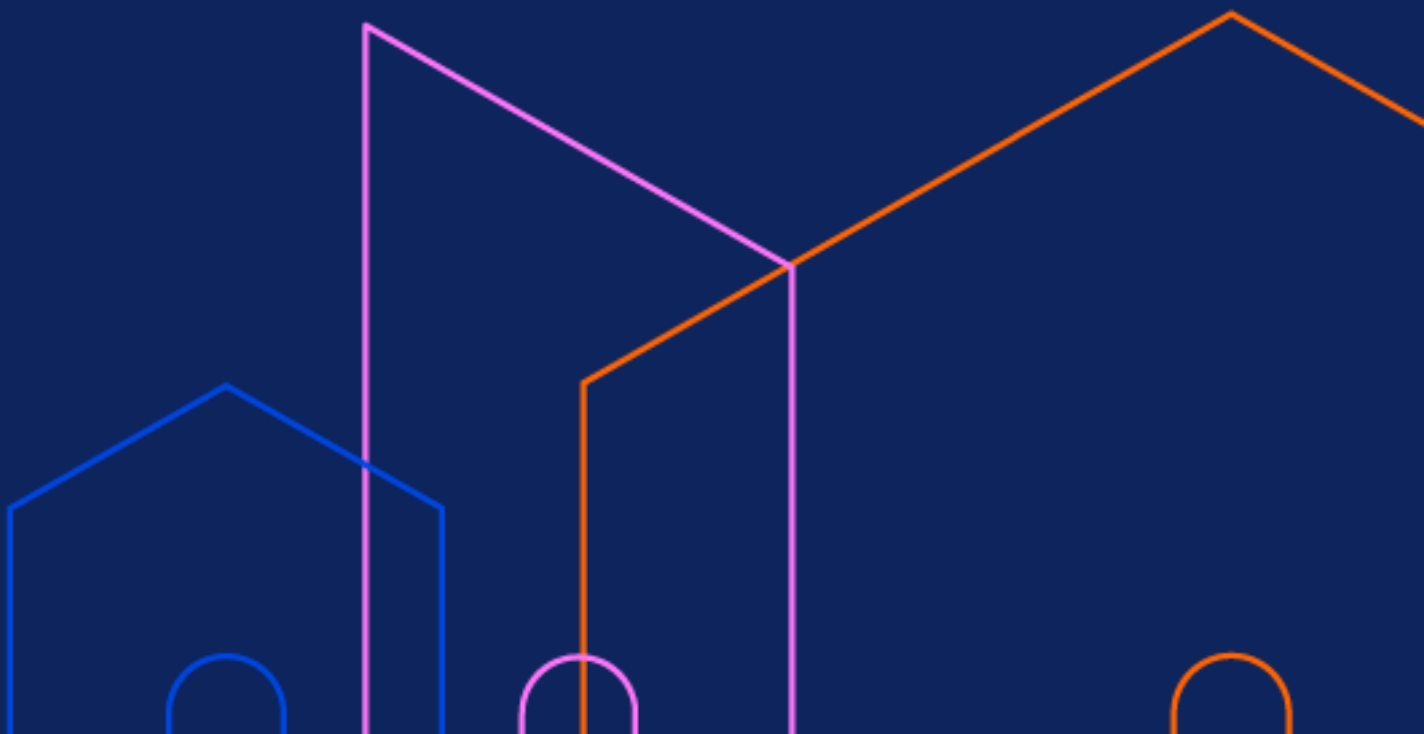
Alan Spacek  
Chair, MPAC Board of Directors

Attachments

Copy Nicole McNeill, President & CAO  
Jamie Bishop, Chief Customer Officer  
Cindy Lam, Chief Financial Officer

**mpac** Municipal Property  
Assessment Corporation™

# 2025 Annual and Performance Report



# From insights to impact, MPAC is your partner in progress.

We work alongside you, proactively, collaboratively, and with purpose. Our services are tailored to your needs, our partnerships are grounded in trust, and our focus is always on helping you serve your communities.

## Leadership messages

### **Building a strong foundation for continued progress**

In 2025, MPAC began the first year of its 2025–2028 Strategic Plan, reinforcing MPAC’s evolution toward becoming an organization that is always in motion and positioned to adapt and respond in an ever-changing environment. Under the Board’s oversight, this foundational year focused on laying the groundwork for long-term transformation while continuing to deliver on MPAC’s mandate to provide trusted, reliable property assessments.

This mandate in motion was reflected in 2025 results, with MPAC capturing \$41.4 billion in new assessment added to municipal assessment rolls across Ontario. This contributed to an inventory of 5.74 million properties with an estimated total assessed value of \$3.2 trillion. This work supports the integrity and stability of Ontario’s property assessment and taxation system and strengthens the assessment base municipalities rely on to plan and deliver essential services in their communities.

As Ontario’s property experts, MPAC delivers annual assessment rolls to 444 municipalities, informed by continuous assessment work that reflects property changes within communities from the previous year. To keep pace with these changes, MPAC continued to strengthen partnerships, adapt to evolving needs, and deliver the data and insights municipalities rely on to inform Ontario’s property tax system, budgeting, and community growth.

To support this responsibility over the long term, MPAC advanced several key investments, among the most significant being the modernization of its core systems. This investment positions the organization to transform how property assessment data and services are collected, maintained, and delivered, enabling more timely, accessible, and reliable information now and into the future.

As Board Chair, I am proud of the progress achieved in 2025. Guided by the Strategic Plan and supported by strong governance, this work reinforces MPAC's role as a trusted, accountable steward of Ontario's property data, serving property owners and municipalities with confidence.

**Alan Spacek**, Chair, MPAC Board of Directors

### **A year focused on modernization**

Every property tells a story of growth, change, and opportunity. For property owners and municipalities, understanding that story supports informed decisions about investment, development, and the services communities rely on. As Ontario's property landscape continues to evolve, the need for accurate, accessible, and reliable property information remains constant. Meeting this need is central to MPAC's role, and it guides how we deliver value to property owners and communities across Ontario.

In 2025, MPAC entered the first year of its 2025–2028 Strategic Plan, marking a foundational year focused on strengthening the systems, capabilities, and resilience needed to deliver trusted property assessments today while remaining ready to respond to future demands. While we continued delivering the property assessment data and services that Ontarians rely on, we also took a significant step forward in modernizing how that work is done.

Central to this progress was the launch of Insight, a software platform developed in-house that integrates MPAC's assessment systems. This modernization is an important step in strengthening how we support property assessment across Ontario and in building the capacity to deliver timely, reliable information. As a key enabler of our work, the platform positions MPAC to adapt as needs evolve and continue improving how we serve property owners and municipalities.

Throughout 2025, MPAC continued to work closely with municipalities to deliver the trusted property information they rely on, while also deepening collaboration to develop new services and tailored data insights. As communities face different growth pressures, housing challenges, and planning priorities, our focus is on working alongside municipal partners to turn property data into practical insights that support informed, local decision-making. The modernization underway positions us to expand this collaboration and unlock new ways to create value together.

The work completed in 2025 reflects a year of progress and positions MPAC for the next phase of transformation. I am proud of what our teams accomplished during this

foundational year. As we continue to modernize, our focus remains clear: trusted data, reliable service, and accountability to the communities we serve.

**Nicole McNeill**, President and Chief Administrative Officer, MPAC

## About MPAC

Proudly Canadian, MPAC (Municipal Property Assessment Corporation) is the largest assessment jurisdiction in the world, assessing and classifying more than 5.7 million properties with an estimated total value of approximately \$3.2 trillion.

MPAC is an independent, not-for-profit corporation funded by all Ontario municipalities and accountable to the Province, municipalities, and property taxpayers through its 13-member Board of Directors.

Our role is to accurately assess and classify all properties in Ontario in compliance with the *Assessment Act* and regulations set by the Government of Ontario. Through ongoing assessment activities, MPAC reflects change across Ontario's property landscape, from new construction and renovations to market activity and ownership changes, ensuring property values are fair and transparent.

Our work forms the foundation of Ontario's property tax system, informing municipal budgeting, infrastructure planning, and community growth. By delivering accurate, impartial assessments and data-driven insights, MPAC supports informed decision-making and helps property owners and municipalities plan for growth and the services their communities rely on.

In addition, for over two decades, MPAC has delivered commercial products and services that provide reliable, high-quality property information to a wide range of sectors. These offerings include software tools, data insights, and professional services that support data-driven decision-making and respond to evolving client needs.

Guided by our values of accountability, transparency, customer focus, innovation, and inclusion, MPAC is committed to building trust and supporting thriving communities across Ontario.

### 2025 operational highlights

- \$41.4 billion new assessment added to municipal rolls
- 5.74 million total properties in Ontario inventory
- \$3.2 trillion estimated total assessed value in Ontario

- 618,360 Property Assessment Notices mailed
- 310,017 property inspections
- 429,712 sales transactions processed
- 18,860 severances and consolidations processed
- 176,287 building permits processed
- 12,603 Requests for Reconsideration closed
- 4,080 appeals closed

All stats as of October 31, 2025.

## Setting the foundation: 2025-2028 Strategic Plan

MPAC's 2025–2028 Strategic Plan sets a clear and deliberate path forward, focused on strengthening core services, modernizing service delivery, and building the capabilities needed to meet today's needs and prepare for the future.

The plan focuses on four key priorities:

- We are dedicated to operational excellence.
- We are elevating the client experience.
- We are strengthening our bottom line.
- We deliver exceptional employee experiences.

Together, these priorities reflect a strategy grounded in progress, ensuring MPAC continues to evolve, deliver trusted services, and remain a valued partner as needs continue to change. These priorities also guided how we delivered services and invested resources throughout 2025.

**Property values are always changing. Our corporate values are constant.**

### What guides us

MPAC is a valued public service delivering benefits to Ontarians through data-driven products and services.

Our vision is to be the global leader in transforming property assessment, data, and services by first delivering exceptional value to Ontarians. By setting the standard for accuracy, transparency, and innovation in property valuation, we will strengthen public trust and drive efficiencies that benefit communities, businesses, and government partners.

With an Equity, Diversity, Inclusion, and Anti-Racism lens guiding our work, we continue to ensure our services and systems reflect the diverse communities we serve and contribute to a fair and equitable property assessment system across Ontario.

## Delivering impact

Every day, MPAC supports Ontario property owners and municipalities by providing accurate property information, trusted insights, and dependable services. In 2025, we continued delivering the core services Ontarians rely on, while also advancing work that strengthens how we serve the province.

- Operational excellence
- Client experience
- Strengthening our bottom line
- Exceptional employee experiences

## Dedicated to operational excellence

### **Delivering accurate, reliable assessments Ontarians can trust.**

Operational excellence means delivering property assessments Ontarians can rely on, supported by accurate, up-to-date information that is easy to access. Regardless of a province-wide reassessment, MPAC captures property changes as they occur, maintaining a province-wide database of 5.74 million properties with approximately \$3.2 trillion in assessed value based on a January 1, 2016, valuation date. This work provides transparency and certainty for property owners, while giving municipalities the reliable information they need to plan, budget, and deliver local services. Property owners can review their assessment and property information on MPAC AboutMyProperty™.

### **Enhancing access to property assessment data**

1. A change is made to a property
2. Property change review takes place
3. Property inspection method is selected and inspection occurs
4. Property information is analyzed
5. Property Assessment Notice is issued to property owner
6. Have questions about the property assessment? Access MPAC AboutMyProperty™ for more information
7. Disagree? Submit a Request for Reconsideration with MPAC
8. Still disagree? Appeal to the Assessment Review Board

As communities grow at an average annual rate of 70,000 new properties and existing properties (parcels) change, MPAC keeps property assessments up to date. A property assessment is the value assigned to a property as of January 1, 2016 (the last provincial reassessment date) and recorded on the municipal assessment roll. New assessment is added when construction is complete and/or a property is occupied. This ensures new homes and buildings are assessed consistently. Assessments may also be updated for existing properties following a sale, when a new building permit is submitted, or when a property owner files a Request for Reconsideration and appeal. This ongoing work helps ensure assessments reflect the current state and condition of all properties.

To maintain accurate assessments across Ontario, MPAC conducts property reviews to identify and capture changes to properties. In 2025, review efforts focused on properties with more complex characteristics or greater changes in value, including large-valued and non-residential properties, complex building permits, recent sales, and appeals. The annual target was set to 400,000 property reviews, with approximately 75% supported by technology and external data sources.

In 2025, MPAC completed 390,565 property reviews, 9,435 reviews (2.4%) below target, and recorded \$46.8 billion in assessment change. A higher proportion of reviews were conducted off-site, reflecting increased use of available property information and documentation to support review work, particularly for non-residential properties.

As part of the work conducted annually, MPAC also processed property changes, including severances and consolidations, as well as subdivision plans (M-plans), reference plans (R-plans), and condominium registrations. Service level targets were met for most parcel change requests, with more complex cases requiring additional review to ensure accuracy.

In 2025, of the \$46.8 billion assessment added, \$41.4 billion reflected in-year new assessment changes added to municipal assessment rolls across Ontario, including nearly \$30 billion from residential properties and \$6 billion from commercial and industrial properties. Timeliness remains a key measure of confidence in the system, and 87.3% of new assessment was captured within one year of occupancy, exceeding the service level agreement target of 85%.

If a property owner disagrees with their assessment, they may file a Request for Reconsideration with MPAC at no cost. This online process, which is initiated through MPAC AboutMyProperty™, allows property owners to ask questions and share additional property information, often resolving concerns without the need for an appeal with the

Assessment Review Board. To preserve the integrity of the review process, MPAC does not establish performance targets for Requests for Reconsideration or appeals.

In 2025, 4,805 Requests for Reconsideration resulted in a change to the assessed value, representing 0.08% of all properties in Ontario. More than 99% of assessments were accepted without appeal, and 62.3% of concluded appeals resulted in no change to the original assessed value. When most assessments are accepted without a Request for Reconsideration or appeal, and relatively few property values change as a result of the review process, it signals a stable and accurate assessment system and helps build public confidence in the fairness of the assessment system.

Overall, 98.07% of lower-tier and single-tier municipalities experienced reconsideration and appeal losses of less than 0.5% of their assessment base. When new assessment growth is factored in, over 98% of municipalities (407 of 414) maintained or increased their assessment base, reinforcing the stability and reliability of Ontario’s property assessment system.

Ontario’s property assessment system spans 5,740,000 properties across a wide range of property types. Managing this inventory requires operational excellence at every level, sustained by the people behind the work. MPAC employees contribute to every assessment, interaction, and decision that supports Ontario’s property inventory. Living and working in communities across the province, they bring local insight and professional expertise that help ensure property assessments are impartial, accurate, and responsive to change.

**2025 property count**

**Total properties – 2025 – 5.7M**

- 5.2M Residential
- 221K Farm
- 168K Commercial
- 81.9K Industrial
- 48.8K Special Exempt
- 18K Multi-residential

**Total Assessment Value\***

- \$2.3T Residential
- \$146.9B Farm

- \$330B Commercial
- 126.6B Industrial
- \$159.4B Special Exempt
- \$138.4B Multi-residential

\*Based on the January 1, 2016 assessed values.

### **Strengthening operational excellence through continuous modernization**

Throughout 2025, MPAC continued advancing operational excellence by modernizing core work processes that support property reviews and assessment delivery across the province. This work focused on improving how information is collected, reviewed, and analyzed to strengthen data quality and support accurate, timely assessments. By refining operational practices, MPAC is building a more adaptable and resilient assessment system and reinforcing its commitment to delivering reliable assessment services Ontarians and municipalities can trust.

### **Evolving how we deliver this work**

Behind every property assessment are ongoing investments in the systems and processes that support accuracy and consistency. In 2025, MPAC advanced strategic initiatives that strengthen data quality, streamline workflows, and support consistent application of assessment practices. This work helps ensure reliable assessments today while building the capacity needed to support Ontario's growing and changing communities.

### **Modernizing the systems that support trusted property assessment**

For property owners and municipalities, confidence in property assessment depends on access to timely, reliable, and consistent information. In 2025, MPAC reached a major milestone in strengthening that confidence with the launch of Insight, a modern software developed in-house that integrates MPAC's assessment services into a single, secure, cloud-based platform. This marks a significant step forward in how property assessment is supported across Ontario.

The platform is designed to improve the consistency, reliability, and accessibility of property information that municipalities rely on for planning, budgeting, and service delivery. For property owners, it supports clearer assessment outcomes grounded in high-quality data and consistent application of assessment practices. Together, these improvements help reinforce trust in Ontario's property assessment system.

Behind these benefits is one of the most significant modernizations of MPAC's core systems. The platform consolidates assessment functions that were previously supported

by multiple legacy applications into a single, integrated system. This strengthens data governance, reduces duplication, and creates a more stable and resilient foundation for assessment work across the province.

As with any large-scale transformation, work will continue to refine functionality, strengthen workflows, and enhance access as the platform is further embedded across the organization. Ongoing improvements will help ensure it continues to support accurate assessments, dependable service delivery, and the evolving needs of municipalities and property owners.

This modernization represents one of the most important investments MPAC has made in its assessment infrastructure. By strengthening the systems that underpin property assessment today, MPAC is better positioned to deliver trusted, stable services now while preparing for future assessment cycles and changing demands.

### **Advancing service delivery through in-house designed innovation**

Delivering timely, reliable services depends on the tools and systems that support MPAC employees behind the scenes. To strengthen operational excellence, MPAC invests in technology that helps employees resolve issues quickly, enabling them to focus on higher-value work and supporting more responsive service for property owners and municipalities.

To support innovation in artificial intelligence (AI) at MPAC, our in-house team developed Orchestrator, a cloud-native, serverless AI platform that enables the secure, auditable, and centralized application of AI across the organization. Designed to scale, its modular approach lets us deliver new AI solutions for employees and clients in practical, responsible ways, supporting service delivery today while preparing for the future.

In 2025, MPAC used Orchestrator to launch its IT Support Assistant, helping employees quickly and securely resolve common IT issues. More than 83% of live chat sessions were resolved without human intervention, and the average first-response times dropped to 3.6 seconds. By reducing internal delays, IT teams were able to focus on more complex issues, supporting a more stable, efficient service environment for the work that directly serves Ontarians.

### **The Pitch: Innovation at MPAC starts with our people**

After years of using machine learning to enhance the accuracy and efficiency of property valuations, MPAC continues to adopt new technologies that strengthen the delivery of assessment services. In 2025, MPAC continued advancing its digital data and AI program

to improve consistency, accuracy, and efficiency while maintaining strong privacy and security standards.

Building on this foundation, MPAC invited employees to help identify where innovation could have the greatest practical impact. Through The Pitch, an organization-wide ideation initiative, employees shared ideas for applying AI technology to everyday work.

More than 130 ideas were submitted, focused on reducing manual effort, improving data quality, and supporting more consistent decision-making. Following a structured evaluation process, three employee-driven initiatives were selected to advance as strategic projects.

Each project was designed to test new approaches, strengthen data quality, and inform future assessment practices, while managing risk through pilot implementation. Two of the selected projects will be operational using Orchestrator by spring 2026.

The selected projects include:

- **Val, an AI-powered valuation research assistant:** A centralized research tool that helps employees access trusted valuation information more efficiently, supporting more consistent and defensible assessment outcomes.
- **An AI solution for streamlining Legislation Interpretation Requests:** A tool designed to support consistent interpretation of legislation, classification, and tax liability, helping teams respond to complex requests with greater clarity and confidence.
- **Automated building plan analysis:** An AI solution that extracts key measurements from building plans, reducing manual processing and supporting faster, more accurate assessments.

Powered by employee-led innovation, these pilots are strengthening MPAC's future capabilities while ensuring assessment services remain reliable, transparent, and accountable.

From internal innovation to broader public-sector impact, The Pitch paved the way for the [MPAC AI Roundtable](#), an initiative that brings together organizations and professionals from academia, government, and the private sector to share ideas and advance ethical AI adoption in the public sector. Insights from this work also helped inform elements of the Government of Canada's [G7 GovAI Grand Challenge](#).

## Elevating the client experience

### **Making property information easier to access, understand, and use**

Access to clear, reliable property information helps people make informed decisions about their homes, businesses, and communities. In 2025, MPAC continued to strengthen the client experience by improving how property owners and municipalities access, understand, and use property information across every interaction.

### **Helping Ontarians get clear answers when they need them**

For many Ontarians, the Customer Contact Centre is their first point of contact with MPAC. In 2025, our focus was on providing clear answers quickly and consistently, helping reduce uncertainty and build trust in the assessment process.

MPAC's Customer Service Agents handled 162,851 calls, emails, and chat messages, helping provide timely answers to property assessment questions. In 2025, MPAC met its Service Level Agreement targets, answering 91% of calls within five minutes (target of at least 90%) and responding to 90% of emails within two business days (target of at least 90%).

Feedback from more than 7,300 respondents shows strong service performance, with 94% indicating they were satisfied or very satisfied, exceeding our target.

- 162,851 calls, emails, and chat messages
- 95% calls were answered within 5 minutes
- 7,300 respondents provided feedback showing strong service performance
- 94% satisfaction rate

### **Strengthening municipal engagement through collaboration, insight, and value-added services**

Municipalities rely on timely, reliable property data to plan, invest, and serve their communities with confidence. In 2025, MPAC focused on deepening engagement, enhancing access to data, and developing practical, value-added solutions shaped by municipal needs. This work was supported by strong service performance, with MPAC meeting 97.80% of municipal service level commitments across key services.

Here's how we supported municipalities in 2025:

- **Strengthened collaboration and dialogue:** Through regular meetings, advisory forums, and collaborative working groups, MPAC engaged directly with municipalities on priorities and emerging challenges. These conversations informed

services designed to reflect municipal needs and support confident decision-making.

- **Expanded access to timely, actionable data:** To support planning and service delivery, MPAC piloted more frequent access to the Electronic Assessment Information file and introduced new dashboards in MPAC Municipal Connect™ with localized market and sales insights. MPAC also advanced system connections to streamline the flow of building permit information to help new assessment be captured and reflected more efficiently.
- **Delivered tailored, value-added services:** MPAC provided customized data reports, localized insights, and targeted support through province-wide webinars and geographic zone learning sessions, helping municipal staff save time and strengthen decision-making.
- **Enhanced learning and capacity-building opportunities:** Municipalities were offered a range of learning opportunities, including webinars, workshops, conference sessions, and small group forums. These sessions focused on practical application, helping staff better understand assessment processes, use MPAC tools effectively, and manage assessment growth.
- **Supported municipal communication and public understanding:** MPAC complemented municipal outreach with clear, consistent educational content that helped municipalities communicate with residents to understand property assessment and taxation, supporting transparency and public confidence.

MPAC delivered reliable assessment services to municipalities, achieving 97.80% of municipal service level commitments across key services. Timely responses remained a priority, with 99.70% of municipal inquiries responded to within 30 calendar days, helping municipalities access the information they need to support residents and local decision-making.

Through close collaboration and services informed by municipal feedback, MPAC is strengthening the municipal experience and helping municipalities navigate change and serve their communities with confidence.

To learn more about our municipal engagement and partnership activities in 2025, view the [2025 Municipal Partnerships Report](#).

- 1,383 attendees at 5 province-wide webinars
- 4,784 visits to our municipal contact page on mpac.ca
- 2,310 attendees at 37 geographic zone learning sessions
- 1,971 people checked out our municipal resource page on mpac.ca
- 2,004 municipal engagements, conferences, and council meetings
- 11,000 subscribers to InTouch, our monthly municipal newsletter

## **Strengthening government engagement through strategic insight and partnership**

In 2025, MPAC's Government Relations team strengthened its role as a trusted partner to the province by providing timely data, analytics, and assessment expertise to support various ministry priorities and inform policy development. Working collaboratively with ministry staff and the Minister's Offices, MPAC provided value-added insights aligned to key government priorities, including affordable housing and building, modernization, and service delivery improvements.

At the same time, MPAC continued to support MPPs and their staff across Ontario by responding to assessment-related inquiries, delivering riding-specific property insights and summaries, and providing clear, accessible information to assist with constituency matters.

Through proactive engagement and evidence-based support, MPAC reinforced its reputation as a non-partisan technical advisor and strategic partner. We are proud to help elevate the government client experience while supporting confidence in Ontario's property assessment and taxation system.

## **Reimagining the digital client experience**

Confidence in Ontario's property assessment system starts with clarity. When property owners receive their Property Assessment Notice, they want to understand how their assessment was determined and know what to do if something does not look right.

In 2025, MPAC examined the end-to-end customer journey, from receiving a notice to accessing MPAC AboutMyProperty™, to better understand where confusion occurs and how digital tools can strengthen transparency. These insights are laying the groundwork for future improvements that strengthen the client experience while supporting accurate property assessment records across the province.

## **Making it easier to submit business property information digitally**

Each year, MPAC conducts its Assessment Information Request program, asking property owners for information to support fair, accurate, and up-to-date property assessments across Ontario.

In 2025, MPAC launched the new Assessment Information Request portal to support data collection by providing a designated digital experience for business property owners to submit required information. The secure online portal allows required information to be

submitted digitally through guided workflows that simplify reporting and reduce the need for follow-up.

By supporting the Assessment Information Request program through a digital channel, the portal helps business property owners complete submissions more efficiently and with greater clarity. Structured data entry and clear prompts support more accurate submissions, improving the overall client experience while strengthening the quality of information used in the assessment process. At the same time, digital submission supports more streamlined internal processing and faster ingestion of information, helping MPAC maintain accurate assessments more efficiently.

## Strengthening our bottom line

### **Sustaining public value through responsible growth and reinvestment.**

A strong financial foundation helps MPAC deliver reliable assessment services while keeping costs as low as possible for Ontario taxpayers. By managing resources responsibly and generating value beyond our core mandate, MPAC reduces pressure on municipal budgets and reinvests in the people, systems, and tools that support accurate, consistent property assessment across the province.

In addition to our legislated role in Ontario, MPAC shares its assessment expertise and technology with other jurisdictions through its Commercial and Client Solutions division. Revenue from this work helps offset the cost of assessment services in Ontario, allowing municipalities and property owners to benefit from economies of scale and continued investment in modern assessment tools.

Together, these efforts strengthen MPAC's operating model and support long-term sustainability while ensuring assessment services remain stable, predictable, and affordable for the communities we serve.

### **Financial performance and accountability**

Financial performance matters because it directly affects taxpayers and the long-term stability of property assessment services. MPAC tracks a focused set of financial measures to ensure public funds are managed responsibly and deliver value for municipalities and taxpayers.

Budget variance measures how closely actual spending aligns with planned expenditures and reflects the accuracy of budgeting and forecasting. In 2025, MPAC committed to managing its operating budget variance within 3% and finished the year with a variance of

just 0.2%. This result demonstrates strong financial discipline and accountability, ensuring public funds were used as intended and minimizing financial risk for municipalities.

Cost per property reflects the average cost to deliver assessment services across Ontario. In 2025, MPAC's cost per property was \$44.70, slightly higher than the \$44.08 target. This increase was driven primarily by higher labour costs, while service levels and financial controls were maintained. MPAC continues to monitor this measure to balance cost efficiency with the investments needed to deliver reliable assessment services.

### **Generating value beyond our core mandate**

MPAC's property data is widely used across commercial markets, including real estate, financial services, insurance, and utilities. MPAC responsibly commercializes its data holdings to help keep the cost of assessment services low for Ontario taxpayers while supporting innovation and continuous improvement across its core operations. The surplus derived from MPAC's Business Development activities directly benefits the people of Ontario, saving taxpayers more than \$165 million since 2002.

In 2025, MPAC set a target of generating at least \$18.0 million in surplus from data sales. This target was exceeded by 4.4%, with Business Development activities generating more than \$18.7 million in surplus for Ontario taxpayers. This surplus supports reinvestment in new tools, services, and partnerships that expand the value MPAC delivers.

### **Data and insights REALTORS® rely on**

In 2025, MPAC continued to strengthen its property intelligence offerings to support informed decision-making across key sectors. MPAC's Automated Valuation Model combines real-time property sales data with MPAC's up-to-date property inventory to strengthen accuracy and support financial lending decisions with timely, reliable valuations. propertyline™ by MPAC provides REALTORS® with trusted property data and value-added reports to inform pricing, market analysis, and client advice.

Profit generated from data and insights products for REALTORS® helps MPAC reinvest in innovation while offsetting the cost of assessment services for Ontario municipalities. In 2025, Business Development activities met revenue and profit targets, exceeding planned contributions by nearly \$1 million.

- Nearly 1,300 webinars and live training sessions delivered to nearly 62,000 REALTORS® since 2020.
- 90,000+ REALTORS® rely on propertyline™ by MPAC to access board-licensed MPAC data and value-added reports
- 200+ webinars and live training sessions delivered
- 12 real estate events and trade shows supported

## **First Nations Tax Commission and Memorandum of Understanding**

In 2025, MPAC continued to strengthen its support for First Nations property tax systems in Ontario by formalizing collaboration with the First Nations Tax Commission through a signed Memorandum of Understanding. Building on a longstanding working relationship spanning more than two decades, MPAC continued to provide assessment services at the invitation of First Nations communities to support community-led property tax frameworks and local services.

- First Nations Tax Commission–MPAC Memorandum of Understanding signed March 27, 2025
- Collaboration with the First Nations Tax Commission spans more than two decades
- Assessment services delivered at the invitation of First Nations communities in Ontario

## **Delivering exceptional employee experiences**

### **Supporting the people who deliver consistent, trusted service to Ontarians**

Ontarians rely on MPAC for consistent, accurate, and transparent property assessments. Delivering that level of service at scale depends on a skilled, supported workforce that can apply professional standards reliably across Ontario.

By investing in employee development, learning, and inclusion, MPAC equips employees with the tools, knowledge, and confidence to do their work effectively. These investments help sustain service quality, support informed decision-making, and ensure MPAC continues to meet the needs of Ontario's diverse communities.

### **MPAC Mentorship Program: Strengthening capability through shared expertise**

MPAC's mentorship program supports professional growth by pairing employees with experienced mentors who share knowledge, provide guidance, and build confidence. The program helps employees strengthen skills, prepare for future leadership roles, and contribute to consistent, high-quality property assessments.

In 2025, MPAC piloted a formal mentorship framework to support new employees and professional accreditation. Seventy mentor-mentee pairs completed more than 450 hours of mentoring, and more than 90 per cent of participants recommended the program. In 2026, MPAC will expand the program with additional mentorship themes and broader participation.

### **Valuation & Assessment Operations Succession program**

To support leadership continuity and maintain high-quality property assessment services, MPAC launched the Valuation and Assessment Operations Succession program. The program prepares employees to step into key and at-risk management roles through targeted development and practical learning experiences.

In 2025, 23 employees participated in the program, with eight completing acting manager assignments as opportunities became available. These experiences strengthened leadership capabilities while supporting operational stability and service continuity for property owners and municipalities.

### **Greater Toronto's Top Employers**

In December 2024, MPAC was named one of [Greater Toronto's Top Employers](#) for the sixth consecutive year, recognizing its ongoing commitment to an inclusive, engaging, and growth-focused workplace that supports employees in delivering trusted public service.

### **Equity, Diversity, Inclusion, and Anti-Racism**

Ontarians rely on public services that are consistent, respectful, and responsive to the communities they serve. At MPAC, Equity, Diversity, Inclusion, and Anti-Racism (EDIA) values are embedded across our culture and operations to support sound decision-making, professional judgment, and service delivery across Ontario's property assessment system. This commitment is reflected in how employees work together, apply standards, and engage with the public.

### **Embedding Equity, Diversity, Inclusion, and Anti-Racism through learning**

In 2025, 268 employees participated in MPAC's EDIA Committee, helping advance inclusive practices and strengthen shared understanding across the organization.

MPAC also launched an Equity, Diversity, Inclusion, and Anti-Racism Fundamentals course, which provides employees with a shared understanding of these principles and how they support respectful, inclusive workplaces. The course focuses on practical knowledge and an EDIA lens that employees can apply in their roles to strengthen inclusive practices across the organization.

The course was formally approved by all four of MPAC's accrediting partners for 2.5 Continuing Professional Development (CPD) hours, meeting professional standards and reinforcing MPAC's commitment to high-quality, meaningful learning that supports an inclusive workplace culture.

## **Employee Resource Groups: Building connection, understanding, and inclusion**

In 2025, MPAC formalized Employee Resource Groups (ERGs) to support employees, strengthen connections, and create structured opportunities for learning and engagement. Through employee-led initiatives, ERGs helped increase cultural awareness and understanding across MPAC. Examples included developing a Ramadan Resource Guide to support Muslim employees, increasing manager participation in 2SLGBTQIA+ ERG activities to strengthen visibility and allyship, and programming that created space for connection and dialogue among Black employees.

- 19 members in the Truth & Reconciliation Circle
- 149 employees participating across MPAC's ERGs
- 268 employees participated in MPAC's EDIA Committee

## **Putting values into action**

Community engagement is one of the ways MPAC lives its values beyond day-to-day operations. In 2025, MPAC's Social Impact Committees led charitable initiatives that brought employees together to support local organizations and address community needs across Ontario. These employee-led efforts strengthened connections with communities while reinforcing a culture of service, inclusion, and shared responsibility across MPAC.

### **It Starts With Us: Compassion in action during the holiday season**

During the 2025 holiday season, MPAC's Social Impact Committees led the It Starts With Us campaign, bringing employees together to support organizations addressing food and shelter insecurity. MPAC employees donated more than 8,100 essential items, which were distributed to over 60 community organizations across Ontario.

### **Socktober**

In 2025, MPAC employees participated in Socktober, an annual campaign that collects socks and other essential items for community organizations supporting people experiencing hardship. Local offices collectively donated more than 4,300 items to community partners.

### **Earth Day and Ontario Provincial Day of Action Against Litter**

In recognition of Earth Day and the Ontario Provincial Day of Action Against Litter, MPAC employees across Ontario participated in community clean-up efforts, collecting nearly 100 bags of litter from local public spaces.

## Investing in future property assessment professionals

Supporting communities across Ontario includes investing in the people who will serve them in the future. Through targeted scholarship programs, MPAC supports students who are developing the skills and expertise that municipalities and property owners rely on for fair, transparent, and consistent property assessment. These scholarships help reduce financial barriers for students pursuing careers in property valuation, real estate, and related disciplines, strengthening Ontario's future workforce and supporting confidence in the property tax system over the long term.

- \$13,600 donated to charitable organizations by employees
- 11,810 items donated by employees
- 412.5 employee volunteer hours
- 100 charities supported across Ontario

## MPAC scholarship programs

### Seneca College - Real Property Administration Program

Two annual scholarships supporting students preparing for careers in property assessment. Established in 2016, with \$10,000 contributed to date.

### University of Guelph - Bachelor of Commerce, Real Estate (Business and Economics)

Two annual scholarships supporting students building foundational knowledge in real estate markets and urban economics. Established in 2021, with \$5,000 contributed to date.

### Ontario Tech University - Women in STEM

Two annual scholarships, matched by Ontario Tech University, supporting women pursuing studies in science, technology, engineering, and mathematics. Established in 2021, with \$10,000 contributed to date.

## Looking toward the future: Here to support Ontario

As Ontario's property landscape continues to grow and change, access to accurate, reliable property information remains essential to confident decision-making. MPAC is focused on making property information easier to understand, easier to use, and more responsive to the real-world needs of the people and communities we serve.

We have invested in modern systems, expanded our use of data and analytics, and strengthened our teams to deliver value beyond our core mandate. The tools and services

we are developing are designed to respond to emerging needs and support municipalities, businesses, and property owners as they navigate change.

As we move into the next phase of our strategic plan in 2026, MPAC remains focused on progress, partnership, and continuous improvement. Upcoming initiatives include expanded assessment education through the Municipal Assessment Base Course and enhanced collaboration through the Taxpayer Liaison Group. Together, these efforts reflect our commitment to supporting informed decisions today while preparing for what comes next.

We are here to support Ontario now and into the future, advancing our systems, working with people and technology, and continuing to deliver better outcomes for everyone.

## Leadership

### 2025 Executive Management Group

- **Nicole McNeill**, MPAC President and Chief Administrative Officer
- **Rupa Aggarwal**, Executive Director, Social Impact and Inclusion
- **Jamie Bishop**, Vice-President, Public Affairs and Customer Experience
- **Natalie Blake**, Vice-President, People and Culture
- **Chris Fusco**, Vice-President, Professional Services
- **Sujit Jagdev**, Vice-President and Chief Information and Technology Officer
- **Mathew Kanter**, Vice-President, General Counsel
- **Cindy Lam**, Chief Financial Officer
- **Carmelo Lipsi**, Vice-President, Valuation and Assessment Operations and Chief Operating Officer
- **Greg Martino**, Vice-President and Chief Valuation and Standards Officer
- **Mary Meffe**, Vice-President, Corporate Services and Chief Financial Officer
- **Lee Taylor**, Vice-President, Business Development
- **Ruel Williamson**, Executive Vice-President, Commercial and Client Solutions

### 2025 Board of Directors

- **Alan Spacek**, (Chair) (Retired) Mayor, Town of Kapuskasing
- **Paul Bernards**, Finance Professional
- **Niels Christensen**, Managing Director and Broker, Christensen Real Estate Group
- **Nazmin Gupta**, Former Managing Director of Capital Raising and Investor Relations, BentallGreenOak
- **Ray Kindiak**, Lawyer and Corporate Finance Professional
- **Wendy Landry**, Mayor, Municipality of Shuniah and President, Northwestern Ontario Municipal Association (NOMA)

- **Chris Murray**, Special Advisor to the federal Deputy Minister of Housing Infrastructure and Communities
- **Jon Olinski**, (Vice-Chair) Dean, Faculty of Arts, Seneca Polytechnic
- **John Paradis**, Deputy City Manager, City of London
- **Delia Reiche**, Development Liaison, County of Brant and (Former) Deputy Mayor, Thames Centre
- **Ken Seiling**, (Retired) Regional Chair, Region of Waterloo and (Former) Mayor, Woolwich Township
- **Patricia Vanini**, (Retired) Executive Director, Association of Municipalities of Ontario
- **Derek Vanstone**, Barrister and Solicitor

## Financials

<b>Statement of operations (in thousands of dollars)</b>		
<b>Revenue</b>	<b>2025</b>	<b>2024</b>
Municipal	226,893	219,432
Other	31,294	28,398
Interest and dividend income	4,374	4,899
<b>Total revenue</b>	<b>262,561</b>	<b>252,729</b>
<b>Expenses</b>	<b>2025</b>	<b>2024</b>
Salaries and benefits	226,038	214,243
Professional services	9,822	10,582
Information technology	14,790	12,661
Facilities	7,643	8,657
General and administrative	9,189	10,677
Royalties	3,472	3,258
Amortization of capital and intangible assets	3,793	2,755
Gain on disposal of capital assets	(81)	(551)
<b>Total expenses</b>	<b>274,666</b>	<b>262,282</b>
Deficiency of revenue over expenses for the year before changes in fair value of investments	(12,105)	(9,553)
Changes in fair value of investments	7,476	12,835
<b>(Deficiency) excess of revenue over expenses for the year</b>	<b>(4,629)</b>	<b>3,282</b>

Statement of changes in net assets (in thousands of dollars)	2025	2024
Net assets - beginning of year	114,833	112,332
(Deficiency) excess of revenue over expenses for the year	(4,629)	3,282
Net actuarial gain (loss) on employee future benefits	111	(781)
<b>Net assets - end of year</b>	<b>110,315</b>	<b>114,833</b>

\*Note: the above is an excerpt from the 2025 Audited Financial Statements prepared in accordance with Canadian accounting standards for not-for-profit organizations and should be read in tandem with the audited statements.

## Performance at a glance

For most measurements, MPAC has set performance targets by analyzing past performance, or by adopting existing targets from other reporting mechanisms, such as the Service Level Agreement (SLA) established between MPAC and Ontario municipalities.

In 2025, the performance baselines for each measure were updated to reflect the average of the past three years (2022-2024) to align with best practices for corporate performance measurement and reporting.

The Annual and Performance Report outlines 18 measures organized under three main goals, supported by objectives and performance indicators. While performance targets are set for most measures, two do not include targets. This approach helps ensure assessments remain fair, consistent, and free from undue influence. In 2025, MPAC achieved 13 of the 16 performance measure targets.

Below is a chart summarizing the results of the operational metrics presented in the report.

### 2025 Assessment excellence

Performance goals	Number of measures	Number of measures that include a target	Number of measures that met or partially met their targets
Assessment excellence	9	7	6/7
Customer service and stakeholder engagement	6	6	5/6
Operational efficiency	3	3	2/3
<b>Totals</b>	<b>18</b>	<b>16</b>	<b>13/16</b>

**Performance goal: Assessment excellence**

Indicator (Objective)	Measure	Target	Past baseline (Avg: 2022 2024 results)	2024 results	2025 results
<b>Assessment Growth Capture</b>	<b>Growth assessed within one year of occupancy</b>	>=85% (SLA)	87.85%	90.27%	87.32%
			Total Transactions (avg.): \$40,841,612,780	Total Transactions: \$42,765,333,908	Total Transactions: \$41,452,171,728
			Within One Year (avg.): \$35,910,163,687	Within One Year: \$38,604,402,878	Within One Year: \$36,198,038,683
<b>Assessment Accuracy and Equity</b>					150 Days 98.59% (9,204 of 9,336)
					One Year 99.73% (9,311 of 9,336)
<b>Assessment Accuracy and Equity</b>	<b>Condominium Plan Information Forms (CPIFs) delivered within 150 days of registration and within one year of registration</b>	90% within 150 days; 100% within one year (SLA)	CPIFs 150 Days 96.09%	150 Days 97.46% 269 of 276	150 Days 95.10% 233 of 245
			One Year 99.86%	One Year 100% 276 of 276	One Year 100% 245 of 245
<b>Assessment Accuracy and Equity</b>					Total reviews: 390,565 Residential: 258,166 Non-Residential: 132,399 Off-site: 74.6%; 291,414 On-site: 25.4%; 99,151

**Performance goal: Assessment excellence (continued)**

Indicator (Objective)	Measure	Target	Past baseline (Avg: 2022 2024 results)	2024 results	2025 results
<b>Assessment Stability</b>	Percentage of all properties experiencing a valuation change via the RfR process	No Target	0.09%	0.08% (4,491 of 5,681,507)	0.08% (4,805 of 5,742,935)
	Percentage of all property assessments accepted without appeal	>=99%	99.24%	99.23% (5,637,912 of 5,681,507)	99.17% (5,695,267 of 5,742,935)
	Appeals concluded for properties during the year with no value change	No Target	49.82%	50.96% (1,030 of 2,021)	62.31% (1,417 of 2,274)
	Percentage of lower tier/single tier municipalities not experiencing appeal & RfR losses greater than 0.5%	>=85%	95.57%	98.07% (406 of 414)	98.07% (406 of 414)
	Percentage of lower tier/single tier municipalities with assessment base remaining the same or increasing	>=90%	98.47%	99.52% (412 of 414)	98.31% (407 of 414)

**Performance goal: Customer service and stakeholder engagement**

Indicator (Objective)	Measure	Target	Past baseline (Avg: 2022 2024 results)	2024 results	2025 results
<b>Customer Service</b>	<b>Overall customer satisfaction with MPAC's Customer Contact Centre</b>	>=90%	94%	93%	94%
	<b>Percentage of calls responded to by staff within 5 minutes</b>	>=90%	90%	91%	91%
	<b>Percentage of emails responded to by staff within 2 business days</b>	>=90%	87%	90%	90%
	<b>Percentage of municipal service levels met</b>	>=90% (SLA)	96.54%	97.91%	97.80%
	<b>Percentage of municipal inquiries responded to by staff within 30 calendar days</b>	>=90% (SLA)	99.77%	99.78% (18,529 of 18,568)	99.7% (17,983 of 18,040)
<b>Stakeholder Engagement</b>	<b>Number of municipal engagement sessions</b>	4,440 engagement sessions with all municipalities throughout the year	6,776 engagements	7,770 engagements completed	7,804 engagements completed

\*Percentage of municipal stakeholders that rate a positive overall impression of MPAC - target 70% - N/A as it was not reported out in the past Performance Reports (2023-2024).

**Performance goal: Operational efficiency**

Indicator (Objective)	Measure	Target	Past baseline (Avg: 2022 2024 results)	2024 results	2025 results
Financial Efficiency	Year-end operating budget variance	<=3%	1.37%	0.8%	0.2%
	Surplus Generated from Data Sales	>= \$18.0 M in surplus generated from data sales	\$17,731,000	\$18,203,000	\$18,796,000
	Cost Per Property	<=\$44.08	\$42.12	\$43.26	\$44.70

## Land acknowledgement

At MPAC (Municipal Property Assessment Corporation), we acknowledge that our work takes place on the traditional territories of many Indigenous Nations across Ontario. Our head office in Pickering is situated on the territory of the Mississaugas of Scugog Island First Nation and other signatories to the Williams Treaties.

We honour the deep and ongoing connections Indigenous Peoples maintain with these territories. MPAC is committed to advancing reconciliation by aligning our actions with the [Truth and Reconciliation Commission's Calls to Action](#), particularly those focused on publicly funded institutions.

## Connect with us

MPAC has offices across Ontario to meet the needs of property owners in every community.

### **Customer Contact Centre**

Toll Free: 1 866 296-6722

Monday to Friday - 8 a.m. to 5 p.m.

[mpac.ca/contact](https://mpac.ca/contact)

### **Mail**

1340 Pickering Parkway, Suite 101

Pickering ON L1V 0C4

Accessible formats and communication supports are available upon request.

Compliance statement: In keeping with the reporting requirements under the *Municipal Property Assessment Corporation Act*, the Corporation has complied with any policies, procedures, and standards established by the Minister under Section 10, and with the process established regarding the implementation of quality service standards by the Quality Service Commissioner.

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**Financial statements of  
Municipal Property Assessment  
Corporation**

December 31, 2025

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## Independent Auditor's Report

To the Board of Directors of  
Municipal Property Assessment Corporation

### Opinion

We have audited the financial statements of Municipal Property Assessment Corporation (the "Corporation"), which comprise the statement of financial position as at December 31, 2025, and the statements of operations, changes in net assets, and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies (collectively referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as at December 31, 2025, and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

### Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards ("Canadian GAAS"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Corporation in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Other Information

Management is responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the financial statements and our auditor's report thereon. The Annual Report is expected to be available to us after the date of this auditor's report.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter with those charged with governance.

## Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Corporation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Corporation or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Corporation's financial reporting process.

## Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Canadian GAAS will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Corporation to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*Deloitte LLP*

Chartered Professional Accountants  
Licensed Public Accountants  
April 1, 2026

**Municipal Property Assessment Corporation**  
**Statement of financial position**

As at December 31, 2025  
(In thousands of dollars)

	Notes	2025 \$	2024 \$
<b>Assets</b>			
<b>Current assets</b>			
Cash		15,233	14,198
Accounts receivable		8,624	6,117
Prepaid expenses		2,934	3,141
		<b>26,791</b>	23,456
<b>Investments</b>			
Capital assets	3	154,124	162,247
Long-term prepaid expenses	4	11,021	9,600
Intangible assets		67	196
	5	1	6
		<b>192,004</b>	195,505
<b>Liabilities</b>			
<b>Current liabilities</b>			
Accounts payable and accrued liabilities	14	33,109	33,860
Deferred revenue	6	1,371	1,687
Current portion of capital leases	10	473	352
		<b>34,953</b>	35,899
<b>Employee future benefits</b>			
Deferred lease inducements	7	45,401	43,227
Long-term portion of capital leases	10	547	785
		788	761
		<b>81,689</b>	80,672
<b>Commitments and contingencies</b>			
	9 and 11		
<b>Net assets</b>			
Unrestricted		7,965	7,604
Internally restricted	8	92,589	98,736
Invested in capital and intangible assets		9,761	8,493
		<b>110,315</b>	114,833
		<b>192,004</b>	195,505

The accompanying notes are an integral part of the financial statements.

Approved by the Board of Directors

 \_\_\_\_\_, Director

 \_\_\_\_\_, Director

**Municipal Property Assessment Corporation**  
**Statement of operations**

Year ended December 31, 2025  
(In thousands of dollars)

	2025	2024
	\$	\$
<b>Revenue</b>		
Municipal	226,893	219,432
Other	31,294	28,398
Interest and dividend income	4,374	4,899
	<b>262,561</b>	<b>252,729</b>
<b>Expenses</b>		
Salaries and benefits	226,038	214,243
Professional services	9,822	10,582
Information technology	14,790	12,661
Facilities	7,643	8,657
General and administrative	9,189	10,677
Royalties	3,472	3,258
Amortization of capital and intangible assets	3,793	2,755
Gain on disposal of capital assets	(81)	(551)
	<b>274,666</b>	<b>262,282</b>
Deficiency of revenue over expenses before change in fair value of investments	<b>(12,105)</b>	<b>(9,553)</b>
Change in fair value of investments	<b>7,476</b>	<b>12,835</b>
<b>(Deficiency) excess of revenue over expenses for the year</b>	<b>(4,629)</b>	<b>3,282</b>

The accompanying notes are an integral part of the financial statements.

**Municipal Property Assessment Corporation**  
**Statement of changes in net assets**

Year ended December 31, 2025  
(In thousands of dollars)

Notes	Unrestricted \$	Internally restricted \$ (Note 8)	Invested in capital and intangible assets \$	2025 Total \$	2024 Total \$
<b>Net assets, beginning of year</b>	<b>7,604</b>	<b>98,736</b>	<b>8,493</b>	<b>114,833</b>	112,332
(Deficiency) excess of revenue over expenses for the year	<b>(917)</b>	—	<b>(3,712)</b>	<b>(4,629)</b>	3,282
Remeasurements and other items on employee future benefits	<b>111</b>	—	—	<b>111</b>	(781)
Acquisition of capital and intangible assets	<b>(5,212)</b>	—	<b>5,212</b>	—	—
Proceeds from disposal of capital and intangible assets	<b>84</b>	—	<b>(84)</b>	—	—
Incurred lease obligations for vehicles accounted for as capital leases	<b>601</b>	—	<b>(601)</b>	—	—
(Repayment) retirement of lease obligations for vehicles accounted for as capital leases	<b>(453)</b>	—	<b>453</b>	—	—
Interfund transfers from internally restricted reserves	<b>6,147</b>	<b>(6,147)</b>	—	—	—
<b>Net assets, end of year</b>	<b>7,965</b>	<b>92,589</b>	<b>9,761</b>	<b>110,315</b>	114,833

The accompanying notes are an integral part of the financial statements.

**Municipal Property Assessment Corporation**  
**Statement of cash flows**

Year ended December 31, 2025  
(In thousands of dollars)

	Notes	2025 \$	2024 \$
<b>Operating activities</b>			
(Deficiency) excess of revenue over expenses for the year		(4,629)	3,282
Employee future benefits payments	7	(1,080)	(974)
Add (deduct): items not affecting cash			
Change in fair value of investments		(7,476)	(12,835)
Reinvested investment income		(3,587)	(3,629)
Employee future benefits expense	7	3,365	2,969
Amortization of capital assets		3,788	2,750
Amortization of intangible assets		5	5
Gain on disposal of capital assets		(81)	(551)
Amortization of deferred lease inducements		(238)	(335)
		<b>(9,933)</b>	<b>(9,318)</b>
Changes in non-cash working capital			
Accounts receivable		(2,507)	(1,581)
Prepaid expenses		336	(379)
Accounts payable and accrued liabilities		(751)	4,029
Deferred revenue		(316)	204
		<b>(13,171)</b>	<b>(7,045)</b>
<b>Investing activities</b>			
Proceeds from sale of investments, net of fees		19,186	10,354
Purchase of capital assets		(4,611)	(4,388)
Proceeds on disposal of capital assets		84	738
		<b>14,659</b>	<b>6,704</b>
<b>Financing activity</b>			
Repayment of lease obligations		(453)	(345)
Increase (decrease) in cash during the year		1,035	(686)
Cash, beginning of year		14,198	14,884
<b>Cash, end of year</b>		<b>15,233</b>	<b>14,198</b>
<b>Supplementary cash flow information</b>			
Non-cash transactions			
Acquisition of leased vehicles		(601)	(430)
Incurrence of lease obligations		601	430

The accompanying notes are an integral part of the financial statements.

# Municipal Property Assessment Corporation

## Notes to the financial statements

December 31, 2025

(In thousands of dollars)

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### 1. Description of business

Municipal Property Assessment Corporation (the Corporation), formerly the Ontario Property Assessment Corporation, was incorporated effective January 1, 1998 and is a special act corporation under the Municipal Property Assessment Corporation Act, 1997 (Ontario). The Corporation is responsible for providing property assessment services for municipalities in the Province of Ontario, as well as providing other statutory duties and other activities consistent with such duties as approved by its board of directors. All municipalities in Ontario are members of the Corporation.

### 2. Summary of significant accounting policies

The financial statements are prepared in accordance with Canadian accounting standards for not-for-profit organizations.

The significant accounting policies are summarized as follows:

#### *Fund accounting*

The financial statements include the following funds:

- The unrestricted fund comprises mainly amounts available for immediate use for the general purpose of the Corporation.
- The reserve for board-appropriated working fund is set aside by the board of directors in accordance with the Corporation's reserve strategy for contingencies and funding for identified one-time expenditures.
- The reserve for employee future benefits is the portion of net assets consisting of internally restricted investments set aside to settle employee future benefits.
- The reserve for enumeration was established to fund the costs associated with the preparation of preliminary voters' lists for municipal and school board elections. This function was transferred to the Elections Ontario in January 2024. MPAC will maintain the municipal and school board election support going forward, and the balance of this reserve will be used to pay for those activities.
- The reserve for assessment update was established to fund the costs associated with the assessment update. The Corporation contributes annually to the reserve but may vary the annual contribution with approval from the board of directors. The unspent reserve balance will be maintained to finance the next Assessment Update.
- Invested in capital and intangible assets represents assets that have been invested in long-lived capital and intangible assets which are not readily converted to cash, net of any liabilities related to the acquisition of those assets.

#### *Financial instruments*

The Corporation records cash, accounts receivable, accounts payable and accrued liabilities initially at fair value and subsequently at amortized cost. Financial assets are tested for impairment at the end of each reporting period when there are indications the assets may be impaired.

Investments are recorded at fair value. Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred.

## Municipal Property Assessment Corporation

### Notes to the financial statements

December 31, 2025

(In thousands of dollars)

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## 2. Summary of significant accounting policies (continued)

### *Capital assets*

Capital assets are recorded at cost and are amortized using the straight-line method as follows:

Office equipment	5 years
Furniture and fixtures	5 to 10 years
Computer equipment	3 to 4 years
Small boats and vessels	3 to 8 years
Vehicles under capital lease	5 years

Leasehold improvements are also amortized on a straight-line basis over the term of the lease or ten years, whichever is less.

Assets under construction are recorded in the applicable asset class in the year they are put into service and are not amortized until they are put into service.

### *Impairment of long-lived assets*

The Corporation reviews the carrying amount, amortization and useful lives of its long-lived assets on an annual basis. If the long-lived asset no longer has any long-term service potential to the Corporation, the excess of the net carrying amount over any residual value is recognized as an expense in the statement of operations.

### *Intangible assets*

Intangible assets consist of computer software, which is recorded at cost and is amortized over three years.

The costs of developing in-house software are expensed as incurred.

### *Revenue recognition*

Municipal revenue relates to assessment services and is recognized in the year in which the services are provided, and collection is reasonably assured.

Other revenues are comprised of services sold and products delivered from business development. These revenues are recognized when the services have been provided and/or the product is delivered, and collection is reasonably assured.

Interest income is recognized when earned.

The Corporation follows the deferral method of accounting for contributions. Restricted contributions are recognized as revenue in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

### *Employee future benefits*

The Corporation has defined benefit plans that provide for post-retirement medical and dental coverage and special termination benefits for defined eligible employees. Certain investments have been internally restricted but not segregated to pay for post-retirement benefits.

## Municipal Property Assessment Corporation

### Notes to the financial statements

December 31, 2025

(In thousands of dollars)

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## 2. Summary of significant accounting policies (continued)

### *Employee future benefits (continued)*

The Corporation has the following policies:

- The Corporation accrues its obligations under defined benefit plans and the related costs when the benefits are earned through current service using the accounting valuation method.
- The cost of post-employment benefits earned by employees is actuarially determined using the projected benefit method pro-rated on service and management's best estimates of retirement ages of employees, expected health-care costs and dental costs. The accrued benefit obligation related to employee future benefits is discounted using market rates on high-quality debt instruments.
- Remeasurements and other items are composed of actuarial gains (losses) on the accrued benefit obligation and arise from differences between the actual and expected experience and from changes in the actuarial assumptions used to determine the accrued benefit obligation, past service costs and gains and losses arising from settlements and curtailments. Actuarial gains and losses arise when the accrued benefit obligations change during the year. The actuarial gains and losses and other remeasurements including plan amendments are recorded in the statement of changes in net assets when incurred.

In addition, all employees of the Corporation are part of a defined benefit multi-employer benefit plan providing both pension and other retirement benefits. Contributions made to this plan are expensed as paid as the plan is accounted for as a defined contribution plan.

### *Deferred lease inducements*

Lease liabilities include deferred lease inducements, which represent the free rent and improvement allowances received from landlords and are amortized over the term of the lease, and step-rent liability, which represents the difference between the average annual rent over the term of the lease agreement and actual rent paid in the year.

### *Use of estimates*

In preparing the Corporation's financial statements, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates. Accounts requiring significant estimates include accounts payable and accrued liabilities, useful lives of capital assets and employee future benefits.

## 3. Investments

Investments are held within third party managed accounts, which invest independently. The breakdown of total investments by category is outlined below:

	2025	2024
	\$	\$
Cash to be reinvested	171	270
Fixed income	83,593	88,069
Equity	51,215	55,786
Real assets	19,145	18,122
	<u>154,124</u>	<u>162,247</u>

**Municipal Property Assessment Corporation**  
**Notes to the financial statements**

December 31, 2025

(In thousands of dollars)

**3. Investments (continued)**

The Corporation internally restricts certain securities to fund employee future benefits. The breakdown of total investments by intended use is outlined below:

	2025	2024
	\$	\$
Working capital	74,487	86,756
Employee future benefits	79,637	75,491
	<b>154,124</b>	<b>162,247</b>

**4. Capital assets**

	Cost	Accumulated amortization	2025 Net book value	2024 Net book value
	\$	\$	\$	\$
Office equipment	320	320	—	—
Furniture and fixtures	7,351	5,851	1,500	1,184
Computer equipment	18,515	15,965	2,550	2,224
Small boats and vessels	398	374	24	24
Leasehold improvements	21,682	16,478	5,204	4,210
Vehicles under capital lease	3,727	2,516	1,211	1,080
Assets under construction	532	—	532	878
	<b>52,525</b>	<b>41,504</b>	<b>11,021</b>	<b>9,600</b>

**5. Intangible assets**

	Cost	Accumulated amortization	2025 Net book value	2024 Net book value
	\$	\$	\$	\$
Computer software	3,031	3,030	1	6

**6. Deferred revenue**

	2025	2024
	\$	\$
Business development unearned revenue and customer down payments	1,155	1,479
Other deferred amounts	216	208
	<b>1,371</b>	<b>1,687</b>

## Municipal Property Assessment Corporation

### Notes to the financial statements

December 31, 2025

(In thousands of dollars)

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#### 7. Employee future benefits

The Corporation has accrued an obligation for its post-employment benefits as follows:

*Employees who transferred to the Corporation from the Government of Ontario on December 31, 1998*

- Employees who transferred to the Corporation with less than ten years of service with the province will receive post-retirement group benefit coverage through the Corporation for themselves and for their dependents' lifetimes. The cost of these benefits is shared equally between the Corporation and the employee for those employees who retire after January 1, 2018.

The Government of Ontario continues to provide post-retirement benefits for employees who transferred to the Corporation with ten or more years of service with the province.

*Employees hired by the Corporation after December 31, 1998*

- These employees will receive post-retirement group benefit coverage for themselves and for their dependents through the Corporation until age 65.

*All employees*

- The Corporation is a Schedule II employer under the Workplace Safety and Insurance Act (Ontario), 1997 and follows a policy of self-insurance for all its employees. The obligation as at December 31, 2025 is \$1,589 (\$1,158 in 2024) and is included in the total obligations below.

Information about the Corporation's accrued benefit obligations and accrued benefit liabilities is as follows:

	<b>2025</b>	2024
	<b>\$</b>	\$
Accrued benefit obligations, beginning of year	<b>43,227</b>	40,451
Current service costs	<b>1,333</b>	1,106
Interest on accrued obligations	<b>2,032</b>	1,863
Actuarial loss (gain)	<b>(111)</b>	781
Contributions	<b>(1,080)</b>	(974)
Accrued benefit obligations, end of year	<b>45,401</b>	43,227

The employee future benefits expense recorded in the statement of operations during the year is as follows:

	<b>2025</b>	2024
	<b>\$</b>	\$
Current service costs	<b>1,333</b>	1,106
Interest on accrued obligations	<b>2,032</b>	1,863
	<b>3,365</b>	2,969

Remeasurements and other items, consisting of curtailments, settlements, past service costs and actuarial gain of \$111 (loss of \$781 in 2024), have been recognized directly in the statement of changes in net assets.

**Municipal Property Assessment Corporation**  
**Notes to the financial statements**

December 31, 2025

(In thousands of dollars)

**7. Employee future benefits (continued)**

*All employees (continued)*

The significant actuarial assumptions adopted in measuring the Corporation's accrued benefit obligations are as follows:

	<b>2025</b>	2024
Discount rate	<b>5.00%</b>	4.75%
Health care inflation	<b>6.0% grading down to 3.8% by 2040</b>	5.2% grading down to 4% by 2040
Vision care inflation	<b>6.0% grading down to 3.8% by 2040</b>	5.1% grading down to 4% by 2040
Dental care inflation	<b>3.8% per annum</b>	5.1% grading down to 4% by 2040

The date of the most recent actuarial valuation of the accrued benefit obligations was December 31, 2025.

The Corporation paid \$34,577 (\$32,519 in 2024) of employer and employee contributions to the defined benefit multi-employer benefit plan.

**8. Internally restricted net assets**

	<b>2025</b>	2024
	<b>\$</b>	<b>\$</b>
Reserve for board-appropriated working fund	<b>44,884</b>	52,157
Reserve for employee future benefits	<b>34,236</b>	32,264
Reserve for enumeration	—	846
Reserve for assessment update	<b>13,469</b>	13,469
	<b>92,589</b>	98,736

Interfund transfers are approved by the board of directors. During the year, the board of directors approved the transfers between the unrestricted fund and the internally restricted net assets as follows: \$7,274 from (\$3,044 to in 2024) the board-appropriated working fund reserve to pay for future one-time expenditures; nil to (nil in 2024) the assessment update reserve to set aside funds for the property assessment process, and \$846 from (\$295 from in 2024) the enumeration reserve.

The purpose and use of the employee future benefit reserve was approved by the board of directors at initial setup, and an annual approval for transfers is not required. A transfer of \$1,972 to (\$3,845 to in 2024) the employee future benefit reserve was made during the year.

Refer to Note 2 for a description of the reserves.

## Municipal Property Assessment Corporation

### Notes to the financial statements

December 31, 2025

(In thousands of dollars)

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#### 9. Commitments

The Corporation has commitments under various operating leases for properties. Minimum lease payments due in each of the next five years and thereafter are as follows:

	\$
2026	3,006
2027	2,407
2028	2,022
2029	1,752
2030	1,365
Thereafter	6,483
	<u>17,035</u>

The Corporation is also committed to paying operating costs and property taxes on its various property leases.

#### 10. Capital leases

The Corporation entered into several vehicle leases with an interest rate of between 3.82% and 6.98%, with lease terms up to 60 months. On termination of the lease, the Corporation has guaranteed a certain residual value of the vehicle to the lessor, depending on the ultimate lease term.

As at December 31, 2025 the current portion of the capital leases is \$473 (\$352 in 2024) and the long-term portion is \$788 (\$761 in 2024).

Future minimum annual lease payments required under capital lease arrangements are as follows:

	\$
2026	535
2027	374
2028	241
2029	235
2030	9
Total lease payments	<u>1,394</u>
Less: amount representing interest	<u>(133)</u>
	1,261
Less: current portion	<u>473</u>
	<u>788</u>

#### 11. Contingent liabilities and guarantees

The Corporation has been named as a defendant in certain legal actions in which damages have either been sought or, through subsequent pleadings, could be sought. Where the outcome of these actions is determinable and considered significant as at December 31, 2025, a provision was made in these financial statements for any liability that may result. Any losses arising from these actions will be recorded in the year the related litigation is settled.

**Municipal Property Assessment Corporation**  
**Notes to the financial statements**

December 31, 2025

(In thousands of dollars)

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**11. Contingent liabilities and guarantees (continued)**

In the normal course of business, the Corporation enters into agreements that meet the definition of a guarantee, as outlined in the Chartered Professional Accountants of Canada Handbook. The Corporation's primary guarantee subject to disclosure requirements is as follows:

- The Corporation enters into agreements that include indemnities in favor of third parties, such as purchase agreements, confidentiality agreements, leasing contracts, information technology agreements and service agreements. These indemnification agreements may require the Corporation to compensate counterparties for losses incurred by the counterparties as a result of breaches of contractual obligations, including representations and regulations, or as a result of litigation claims or statutory sanctions that may be suffered by the counterparty as a consequence of the transaction. The terms of these indemnities are not explicitly defined, and the maximum amount of any potential reimbursement cannot be reasonably estimated.

The nature of the above indemnifications prevents the Corporation from making a reasonable estimate of the maximum exposure due to the difficulties in assessing the amount of liability, which stems from the unpredictability of future events and the unlimited coverage offered to counterparties. Historically, the Corporation has not made any significant payments under such or similar indemnification agreements and, therefore, no amount has been accrued in the statement of financial position with respect to these agreements.

**12. Risk management**

*Market risk*

The Corporation's investments are susceptible to market risk, which is defined as the risk the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. The Corporation's market risk is affected by changes in the level or volatility of market rates or prices, such as interest rates, foreign currency exchange rates and equity prices. The Corporation is subject to cash flow interest rate risk due to fluctuations in the prevailing levels of market interest rate sensitive investments. The risk is mitigated through the Corporation's investment policy, which requires investments to be held in high grade, low risk investments.

*Credit risk*

Credit risk arises from the potential a counterparty will fail to perform its obligations. The Corporation is exposed to credit risk from banks and debtors. The risk is mitigated in that the Corporation conducts business with reputable financial institutions and its debtors are mainly entities within a level of the provincial government.

*Liquidity risk*

Liquidity risk is the risk the Corporation will not be able to meet its financial obligations as they come due. The Corporation manages liquidity through regular monitoring of forecasted and actual cash flows.

**13. Credit facility**

The Corporation has an unsecured credit facility of \$10,000 to be used for its operations, which is renewable annually.

## **Municipal Property Assessment Corporation**

### **Notes to the financial statements**

December 31, 2025

(In thousands of dollars)

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#### **14. Government remittances**

Government remittances consist of workplace safety insurance costs, sales taxes and payroll withholding taxes required to be paid to government authorities when the amounts come due. In respect of government remittances, \$2,504 (\$2,325 in 2024) is included in accounts payable and accrued liabilities.

#### **15. Cloud computing**

The Corporation incurred \$1,872 (\$1,576 in 2024) in cloud computing costs, included within Professional services and within Information technology in the Statement of operations.

## Denise Holmes

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**From:** Delegations (MMAH) <Delegations@ontario.ca>  
**Sent:** Monday, April 20, 2026 10:47 AM  
**Subject:** 2026 Association of Municipalities of Ontario (AMO) Live Form

Hello

We'd like to inform you that the [Municipal Delegation Request Form for the 2026 Association of Municipalities of Ontario Annual Conference](#) is now available.

You can select either French or English using the global icon in the top right corner of the form. The deadline for submitting requests is **Thursday May 21st, at 5:00 PM EST.**

Thank you!

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Bonjour

Nous souhaitons vous informer que [le formulaire de demande de délégation municipale pour le congrès annuel 2026 de l'Association des municipalités de l'Ontario \(AMO\)](#) est maintenant disponible.

Vous pouvez sélectionner le français ou l'anglais au moyen de l'icône de globe située dans la partie supérieure droite du formulaire. La demande doit être envoyée au plus tard, le jeudi 21 mai, à 17 h (HE).

Merci,

### Delegations Team

Ministry of Municipal Affairs and Housing | Ontario Public Service  
[delegations@ontario.ca](mailto:delegations@ontario.ca)



*Taking pride in strengthening Ontario, its places and its people*

**CORPORATION OF THE TOWNSHIP OF MELANCTHON**

**BY-LAW NO. -2026**

A By-law to provide remuneration, allowances and expenses for Members of Council.

**WHEREAS** the Municipal Act, 2001, S.O. 2001, c. 25, Section 283, provides that a municipality may pay any part of the remuneration and expenses of the members of Council, any local board and officers and municipal employees of the municipality; provides that Council may pass by-laws for payment of its Members.

**AND WHEREAS** the Council of the Township of Melancthon deems it necessary to enact a by-law to establish the rate of remuneration for Members of Council for the new term of Council;

**NOW THEREFORE** the Township of Melancthon enacts as follows:

1. The annual remuneration for Mayor shall be \$25,807.91 per annum effective November 15, 2026.
2. The annual remuneration for the Deputy Mayor shall be \$22,962.91 per annum effective November 15, 2026.
3. The annual remuneration of a Councillor shall be \$21,635.90 per annum effective November 15, 2026.
4. Members of Council attending Conferences, shall be paid at the rate of \$250.00 per day and the CRA Mileage Rate per km.
5. In addition to the annual remuneration, a member of Council attending meetings outside the Municipality shall receive \$75.00 per diem and the CRA Mileage Rate per km for functions authorized by Council. The remuneration does not apply to Joint Council meetings.
6. The Mayor as an Ex Officio member of other Boards and Committees and each member of Council appointed by Council to serve on the following Boards shall be paid for attendance at meeting at the following rates:

<u>Board</u>	<u>Rate</u>
Cemetery, Park, Hall Boards .....	\$75.00
Other Boards of Management .....	\$75.00
Police Services Board .....	\$75.00
Advisory Committee/Sub-Committee .....	\$75.00

For attendance on the above Boards/Committees, the members of Council shall receive the CRA Mileage Rate per km. for necessary travel in connection with their duties.

7. Each member of Council appointed by Council to a Committee or Sub-Committee of Council shall be paid \$75.00 per meeting and shall receive the CRA Mileage Rate per km.
8. Members of Council shall be reimbursed to attend Municipal Conferences, Seminars and/or register for Online/In Class courses in accordance with the Township’s Council Conference and Continuing Education Policy and subject to any changes.
9. Members of Council shall receive a monthly allowance of \$75.00 for IT and supplies.

10. The members of Council shall be paid the CRA Mileage Rate per km. for necessary travel in connection with their duties.

11. All By-laws inconsistent with this by-law are hereby repealed.

By-law read a first and second time this 7<sup>th</sup> day of May, 2026.

By-law read a third time and passed this 7<sup>th</sup> day of May, 2026.

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MAYOR

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CLERK

THE CORPORATION OF THE TOWNSHIP OF MELANCTHON

BY-LAW NUMBER \_\_\_\_\_ - 2026

BEING A BY-LAW TO AUTHORIZE THE SIGNING OF AN  
AGREEMENT BETWEEN THE CORPORATION OF THE COUNTY OF  
DUFFERIN AND THE CORPORATION OF THE TOWNSHIP OF  
MELANCTHON FOR THE PROVISION OF BUILDING SERVICES

NOW THEREFORE THE CORPORATION OF THE TOWNSHIP OF MELANCTHON BY  
THE MUNICIPAL COUNCIL THEREOF ENACTS AS FOLLOWS:

1. **THAT** the Mayor and Clerk are hereby authorized and directed to sign the Agreement, in substantially the same form as attached hereto as Schedule "A", between the Corporation of the County of Dufferin and the Corporation of the Township of Melancthon for the provision of building services.
2. **AND THAT** all By-laws or parts of By-laws inconsistent with or contrary to the provisions of this By-law are hereby repealed

BY-LAW READ A FIRST AND SECOND TIME THIS 7<sup>th</sup> DAY OF MAY, 2026.

BY-LAW READ A THIRD TIME AND PASSED THIS 7<sup>TH</sup> DAY MAY, 2026

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**CORPORATION OF THE COUNTY OF DUFFERIN**

**BY-LAW NUMBER 2026-32**

**A BY-LAW TO AUTHORIZE THE WARDEN AND THE CLERK TO EXECUTE AN AGREEMENT BETWEEN THE CORPORATION OF THE COUNTY OF DUFFERIN AND THE CORPORATION OF THE TOWNSHIP OF MELANCTHON. (Building Service Agreement)**

BE IT ENACTED BY THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE COUNTY OF DUFFERIN AS FOLLOWS:

1. That the agreement between the County of Dufferin and the Township of Melancthon, in a form substantially the same as attached hereto as Schedule "A" be approved.
2. That the staff of the County of Dufferin is hereby authorized to take such actions as are appropriate, and the Warden and Clerk are hereby authorized to execute such documents as are appropriate to implement the agreement referred to herein.

READ a first, second and third time and finally passed this 9<sup>th</sup> day of April, 2026.

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Lisa Post, Warden

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Michelle Dunne, Clerk



**AGREEMENT FOR THE PROVISION OF BUILDING SERVICES**

This Agreement is made effective on the \_\_\_\_ day of \_\_\_\_\_, 2026.

BETWEEN:

**THE CORPORATION OF THE COUNTY OF DUFFERIN**  
**("Dufferin County")**

- and -

**THE CORPORATION OF THE TOWNSHIP OF MELANCTHON**  
**("Township of Melancthon")**

**WHEREAS** the Township of Melancthon and Dufferin County are desirous of entering into a relationship whereby the Township of Melancthon will utilize the services of certain Dufferin County employees;

**AND WHEREAS** subsection 3(5) the *Building Code Act, 1992*, S.O. 1992, c. 23, provides that the council of an upper-tier municipality and of one or more municipalities in the upper-tier municipality may enter into an agreement for the enforcement by the upper-tier municipality of the *Building Code Act, 1992* in the municipalities and for charging the municipalities the whole or part of the cost;

**AND WHEREAS** in addition, subsection 20(1) of the *Municipal Act, 2001*, S.O. 2001 c. 25, provides that a municipality may enter into an agreement with one or more municipalities or local bodies, as defined in section 19 of the *Municipal Act, 2001*, or a combination of both to jointly provide, for their joint benefit, any matter which all of them have the power to provide within their own boundaries;

**AND WHEREAS** the Township of Melancthon is a municipality within the upper-tier municipality of Dufferin County;

**AND WHEREAS** the parties to this Agreement wish to enter into this Agreement for the sharing of the costs of the enforcement of the *Building Code Act, 1992*;

**AND WHEREAS** a breakdown of costs for services rendered will be allocated proportionately to those receiving services from Dufferin County, which may be revised from time-to-time;

**AND WHEREAS** (Municipality) and Dufferin County wish to clarify certain obligations and rights in respect of relationship between the municipalities;

**THEREFORE THIS AGREEMENT WITNESSETH THAT,** in consideration of the mutual covenants and undertakings contained herein and the provision of other good and valuable consideration by each Party to the other, the receipt and sufficiency of which is hereby acknowledged, the Parties do hereby mutually covenant and agree as follows:

**1. Recitals**

1.1 The above recitals are true and hereby incorporated into this Agreement by reference.

**2. General**

2.1 The Township of Melancthon hereby agrees to retain the services of employees of Dufferin County, subject to the terms in this agreement, who shall perform Building Services duties as defined in Section 2.5 the Township of Melancthon and as further agreed to by Dufferin County in writing from time to time as it relates to Building Services, including the services of a chief building official, building inspectors and plans review personnel ("**Building Officials**").

2.2 In carrying out the agreed upon duties and responsibilities, employees of Dufferin County shall comply with all applicable law federal, provincial and municipal including but not limited to all by-laws, policies, procedures, rules and regulations in force from time to time and that are applicable to the Building Services being provided by Dufferin County in this Agreement.

2.3 Dufferin County shall carry out the Building Services agreed upon by the parties in a diligent, faithful and honest manner.

2.4 Neither the Township of Melancthon nor Dufferin County nor any of their respective employees or representatives are employees of the other party and neither Dufferin County nor the Township of Melancthon shall represent to the contrary to any entity or individual. Neither party shall be liable for any obligations incurred by the other party other than specified herein and as agreed to in writing by the parties, it being specifically understood that the respective activities of each of the parties shall be operated separately. This Agreement is not intended to create and shall not be deemed to have created the relationship of partners or joint venturers or any other relationship between the parties hereto.

2.5 Dufferin County shall appoint, by by-law, a chief building official pursuant to subsections 3(5) and (6) of the *Building Code Act, 1992* and Dufferin County shall appoint inspectors pursuant to the above sections and shall issue the required Certificates under subsection 3(8) of the *Building Code Act, 1992* and retain or

engage plans review personnel that shall be performing all building plans review, inspection and enforcement services under the *Building Code Act, 1992* (collectively, the "**Building Services**") under the provisions of this Agreement.

### **3. Duration of Agreement**

- 3.1 This Agreement shall be for a term of five (5) years and shall begin on May 1, 2026 (the "**Commencement Date**") and shall continue to remain in effect ending on April 30, 2031 (the "**Initial Term**") and shall be automatically renewed for subsequent three (3) year terms for a total of 5 additional renewal terms for a total of 15 years of automatic renewals (the "**Renewal Term**") unless either party terminates this Agreement by providing the other party with written notification of the termination of a minimum of one year prior to the effective date of termination set out above for the Initial Term and Renewal Term.
- 3.2 This Agreement and the Building Services provided by Dufferin County may be terminated by either Party the Township of Melancthon in their sole and absolute discretion any time, upon providing the other Party with a minimum of one-year written notice of the termination (the "**Termination Notice**").
- 3.3 In the event the Township of Melancthon exercises its option to terminate this Agreement and the Building Services provided to the Township of Melancthon under the terms of this Agreement pursuant to Section 3.2 above, the obligations and services provided by Dufferin County shall cease three (3) months following the date set out in the Termination Notice with no further obligation or responsibility to the Township of Melancthon upon which date the terms and conditions of this Agreement shall become null and void.
- 3.4 In the event that this Agreement is terminated, the Party that exercised the termination right in accordance with section 3.2 shall be solely responsible for all transition costs, including: the cost of digitization, record storage, and/or records retention requirements.
- 3.5 In the event the agreement is terminated, all permit applications, permits and enforcement cases that remain open with Dufferin County prior to the termination date, will remain with Dufferin County and the County will be responsible for continuing building services for these files until they are closed.
- 3.6 The Parties agree that upon expiry or termination of this Agreement, enforcement cases managed by Dufferin County that have been open for at least six months shall be transferred to the Township of Melancthon unless an order has been issued.

**4. Fees Payable**

- 4.1 No fees are payable from either party under this Agreement.
- 4.2 The Parties agree that Dufferin County is entitled to retain all permit fees received and this is the mechanism for recovery of its costs to provide the Township of Melancthon with the services herein.

**5. Building Services Duties**

- 5.1 The parties agree that the Building Officials shall provide Building Services to the Township of Melancthon and their duties shall include but not limited to plans review, processing and issuance of building permits, building inspections and building code enforcement and as agreed to by the parties in writing and the Building Officials shall at all times perform these services in a timely fashion and in accordance with all applicable law.
- 5.2 In addition to Section 5.1 above, the Building Officials are providing services to in order to the Township of Melancthon respond to any and all building code enforcement related matters solely related for the purposes of reviewing non-compliance of permit, planning applications and property in accordance with applicable law including but not limited to the *Building Code Act, 1992*.
- 5.3 The Township of Melancthon agrees that it remains responsible for by-law and property standards enforcement matters. Dufferin County is only providing building code enforcement services under this Agreement. Further, the Township of Melancthon shall be responsible for the enforcement of all land use and zoning by-laws passed by the Township of Melancthon and shall inform Dufferin County of all relevant land use and zoning by-law provisions under the jurisdiction of the Township of Melancthon which provisions are included as part of the requirements set out under section 1.1.3.3 of O. Reg 305/03 3 by completing and providing a Municipal approval for all building permit applications. .
- 5.4 The Township of Melancthon shall, as required by Dufferin County, provide timely responses and background information, reviews for applicable law, upload forms and other supporting tasks as required by Dufferin County in support of Building Services work under this Agreement.
- 5.5 Dufferin County agrees that as part of the Building Services performed under Sections 5.1 and 5.2 above, Dufferin County agrees to provide reports and updates to the Township of Melancthon staff as requested on building permit and enforcement activity.

5.6 The Municipal and County duties are set out in Appendix A attached to this Agreement.

**6. System Requirements**

6.1 Dufferin County will be responsible for completing all requests made by MPAC on a monthly basis or as requested with regards to uploading permit drawings for assessment purposes.

6.2 The Township of Melancthon acknowledges and agrees that it shall use and rely on the same software platform as Dufferin County in the administration and processing of permits and applications as may be amended and or changed from time to time.

6.3 The Township of Melancthon acknowledges and agrees that it shall be responsible for training its staff to utilize the software platform identified by Dufferin County in Section 6.1 above for the purposes of municipal review during the permit application phase, records management and financial processing.

**7. Mutual Indemnity**

7.1 The Township of Melancthon hereby agrees to indemnify and save harmless Dufferin County from any and all losses, costs, expenses, liabilities and other claims incurred by Dufferin County arising out of, or connected with, or in any way associated with, the performance or non-performance of the Township of Melancthon's obligations under this Agreement provided that Dufferin County's actions are in compliance with the terms and conditions of this Agreement.

7.2 Dufferin County hereby agrees to indemnify and save harmless the Township of Melancthon from any and all losses, costs, expenses, liabilities and other claims incurred by the Township of Melancthon arising out of, or connected with, or in any way associated with, the performance or non-performance of Dufferin County's obligations under this Agreement provided that Dufferin County's actions are in compliance with the terms and conditions of this Agreement.

7.3 All liability insurance required under this Agreement, excluding WSIB coverage, must include an additional insured endorsement naming Dufferin County, its officers, employees, and agents as additional insureds. This coverage must extend to liability arising from both ongoing and completed operations performed by Dufferin County under this Agreement. If a claim, statement of claim, or legal action is commenced in which the Township of Melancthon is named as a defendant for

matters arising out of Dufferin County's services under this Agreement, Dufferin County's insurance shall assume primary responsibility for the defence of the claim

## **8. Severability**

8.1 If any section of this Agreement, in whole or in part, is or becomes illegal, invalid, void, voidable or unenforceable in any jurisdiction by any court of competent jurisdiction, the illegality, invalidity or unenforceability of that section, in whole or in part, will not affect:

- (a) the legality, validity or enforceability of the remaining sections of this Agreement, in whole or in part; or
- (b) the legality, validity or enforceability of that section, in whole or in part, in any other jurisdiction.

## **9. Dispute Resolution**

9.1 The Parties shall make every reasonable effort to resolve all disputes regarding the interpretation or implementation of this Agreement that may arise during the term of this Agreement by negotiation, in accordance with the following:

- (a) In the event of a dispute, the party raising the dispute shall provide reasonable particulars of the dispute in writing to the other party.
- (b) Upon receipt of particulars of the dispute, the authorized representatives of the Parties shall, by telephone or in-person, engage in good faith negotiations with a view to resolving the dispute.
- (c) The dispute shall proceed through a four-stage resolution process, through the parties' authorized representatives.
  - (1) The first stage shall involve the department heads/Chief Building Official of each respective party, or their designate.
  - (2) In the event that the matter is not resolved within ten (10) business days, the dispute shall be referred to the chief administrative officers of each respective party, or their designate.
  - (3) In the event that the chief administrative officers cannot resolve the dispute the parties shall proceed to mediation.

- (4) In the event that the Parties cannot resolve the dispute at good faith mediation, the Parties shall proceed to arbitration before a single arbitrator in accordance with the Ontario *Arbitrations Act*.

9.2 The parties agree that, subject to any termination rights set out in this Agreement, the existence of a dispute shall not interfere with the performance by the parties of their respective obligations under this Agreement, and each party shall continue to perform its obligations under this Agreement pending the resolution of the dispute.

#### **10. Governing Law**

10.1 This agreement shall be governed by and construed and interpreted in accordance with the laws of the Province of Ontario and the laws of Canada.

#### **11. Further Assurances**

11.1 The Parties hereto at all times warrant that they shall do, execute, acknowledge, deliver and/or cause to be done such other acts, agreements and other documents as may be reasonably required or desirable to give effect to the terms of this Agreement.

#### **12. Amendment and Waiver**

12.1 No amendment, discharge, modification, restatement, supplement, termination or waiver of this Agreement or any section of this Agreement is binding unless it is in writing and executed by the parties to be bound. No waiver of, failure to exercise, or delay in exercising, any section of this Agreement constitutes a waiver of any other section (whether or not similar) nor does any waiver constitute a continuing waiver unless otherwise expressly provided.

#### **13. Enurement**

13.1 This Agreement enures to the benefit of and is binding upon the parties.

#### **14. Assignment**

14.1 Neither this Agreement nor any right or obligation under this Agreement may be assigned by any party without the prior written consent of the other Parties.

**15. Covenants**

15.1 All obligations contained in this Agreement, even if not expressed to be covenants, shall be deemed to be covenants.

**16. Entire Agreement**

16.1 This Agreement constitutes the entire agreement between the parties pertaining to the Building Services and supersedes all prior agreements, understandings, negotiations and discussions, whether oral or written, of the parties, including the existing 2001 Agreement upon the commencement date of this Agreement. The parties acknowledge that there are no representations, warranties or other agreements between the parties in connection with the subject matter of this Agreement except as specifically set out in this Agreement and that no party has been induced to enter into this Agreement in reliance on, and there will be no liability assessed, either in tort or contract, with respect to, any warranty, representation, opinion, advice or assertion of fact, except to the extent it has been reduced to writing and included as a term in this Agreement. Except as amended herein, the terms of this Agreement shall remain in full force and effect.

**17. General Provisions**

17.1 The parties agree that:

- (a) words importing the singular only shall include the plural;
- (b) words importing the masculine only shall include the female;
- (c) words importing a person shall include a corporation;
- (d) the part numbers and headings, subheadings and section, subsection, clause and paragraph numbers are inserted for convenience of reference only and shall not affect the construction or interpretation of this Agreement;
- (e) all references to any statute, regulation or by-law or any provision thereof includes such statute, regulation or by-law or provision thereof as amended, revised, re-enacted and/or consolidated from time to time and any successor statute, regulation or by-law thereto; and
- (f) whenever a statement or provision in this Agreement is followed by words denoting inclusion or example and then a list of or reference to specific items, such list or reference shall not be read so as to limit the generality of

that statement or provision, even if words such as “**without limiting the generality of the foregoing**” do not precede such list or reference.

**18. Counterparts and Electronic Signature**

18.1 This Agreement may be executed and delivered by the Parties in one or more counterparts, each of which will be an original, and those counterparts will together constitute one and the same instrument. Counterparts may be executed either in original or electronic PDF and the parties hereto shall adopt any signatures received by email as original signatures of the parties.

**19. Communications**

19.1 Any communication under this Agreement by either party shall be in writing and may be delivered:

- (a) personally or by courier;
- (b) by prepaid registered mail; or
- (c) by electronic mail or equivalent electronic means of transmission, if a hard copy of the communication is delivered by one of the three methods of delivery referred to above.

to the persons and addresses as follows:

to Dufferin County at:  
Becky MacNaughtan, Chief Building Official  
55 Zina Street  
Orangeville ON L9W 1E5  
bmacnaughtan@dufferincounty.ca

to the Township of Melancthon at:  
Denise Holmes, CAO/Clerk  
157101 Highway 10  
Melancthon ON L9V 2E6  
dholmes@melancthontownship.ca

or to any other address as any of the parties may at any time advise the other by communication given or made in accordance with this Section.

19.2 Any communication delivered to the party to whom it is addressed will be deemed to have been given or made and received on the day it is delivered at that party's

address, provided that if that day is not a business day then the communication will be deemed to have been given or made and received on the next business day. Any communication transmitted by facsimile, e-mail or other functionally equivalent electronic means of transmission will be deemed to have been given or made and received on the day on which it is transmitted; but if the communication is transmitted on a day which is not a business day or after 4 p.m. (local time of the recipient), the communication will be deemed to have been given or made and received on the next business day.

*[Signature page to follow]*

**IN WITNESS WHEREOF** the parties hereto have duly executed this Agreement in the Province of Ontario and agree to be bound thereby as of the day, month and year first written above.

**THE CORPORATION OF THE COUNTY OF DUFFERIN**

Authorized by By-Law No. 2026-32 the  
9th day of April, 2026.

Per: \_\_\_\_\_

Name: Lisa Post

Title: Warden

Per: \_\_\_\_\_

Name: Michelle Dunne

Title: Clerk

*We have authority to bind the organization.*

**THE CORPORATION OF THE TOWNSHIP OF MELANCTHON**

Authorized by By-Law No. \_\_\_\_\_  
the \_\_\_\_ day of \_\_\_\_\_, 2026.

Per:   
Darren White (Apr 13, 2026 19:40:23 EDT)

Name: Darren White

Title: Mayor

Per: \_\_\_\_\_

Name: Denise Holmes

Title: CAO/Clerk

*We have authority to bind the organization.*

**Appendix A - Task Matrix**

<b>Task</b>	<b>Dufferin County Building Services</b>	<b>Municipality</b>
Processing Building Permit Applications	Process applications, verify completeness, and determine compliance with applicable law as provided by the Municipality.	Complete Municipal Approval review confirming zoning, land use permissions, and applicable law requirements under O. Reg. 305/03 s.1.1.3.3. Provide timely responses, background information, and applicable law confirmations required for issuance. Collect municipal development charges, fees, and deposits when applicable. Upload Municipal Approval (MA) form to permit file and approve the MA review in County's building software.
Plans Review	Conduct plans review for all building permit applications; ensure compliance with the Building Code Act (BCA) and Ontario Building Code (OBC).	Not responsible.
Issuance of Building Permits	Issue building permits in accordance with the BCA, OBC, and applicable law.	Provide timely responses, background information, and applicable law confirmations required for issuance.
Building Inspections	Perform all required inspections within mandated timeframes,	Not responsible.

<b>Task</b>	<b>Dufferin County Building Services</b>	<b>Municipality</b>
	complete and issue inspection reports.	
Building Code Enforcement (BCA)	Investigate non-compliance related to building permits, construction, and Building Code matters, issue Orders under the BCA, manage enforcement files.	Not responsible.
Property Standards Enforcement	Not responsible.	Fully responsible for all property standards and municipal by-law enforcement.
Zoning and Land Use Enforcement	Not responsible.	Fully responsible for enforcing zoning and land use by-laws.
Review of Applicable Law	Not responsible.	Conduct full applicable law review for planning, zoning, conservation authority, heritage, and other municipal approvals.
Responding to Enforcement Matters	Respond to all Building Code enforcement matters related to non-compliance with permits, construction, and BCA requirements.	Respond to all property standards, zoning, and by-law matters.
Document Management	Maintain permit drawings, documents, inspection notes, reports, orders, and enforcement records in accordance with BCA requirements.	Upload required forms, provide supporting documents, and maintain municipal records related to zoning and by-law approvals.
Reporting and Updates	Complete monthly reporting to external agencies (MPAC, Statistics Canada, Tarion, CMHC). Provide reports and updates to municipal staff	Review reports, provide feedback, and communicate relevant municipal information affecting building services.

<b>Task</b>	<b>Dufferin County Building Services</b>	<b>Municipality</b>
	on building permit activity, inspections, and enforcement matters upon request.	
MPAC Uploads	Responsible for uploading permit drawings to MPAC monthly or as requested.	Not responsible.



*The Corporation of*

**THE TOWNSHIP OF MELANCTHON**

*157101 Highway 10, Melancthon, Ontario, L9V 2E6*

**REPORT TO COUNCIL**

**TO: MAYOR WHITE AND MEMBERS OF COUNCIL**

**FROM: DENISE B. HOLMES, AMCT, CAO/CLERK**

**SUBJECT: LAME DUCK PROVISIONS & DELEGATION OF AUTHORITY**

**MEETING DATE: MAY 7, 2026**

---

**Recommendation**

That Council receive the Report from Denise Holmes, CAO/Clerk regarding Lame Duck Provisions and Delegation of Authority as information.

**Purpose**

The purpose of this Report is to provide information to Council regarding the potential Council restrictions during the 2026 Election and the Delegation of Authority that is already in place.

**Background and Discussion**

"Lame Duck" is a term applied to Council during municipal elections when less than 75 percent or three quarters of current Council members will not be returning for the next term of Council. In Melancthon's case, this is 4 members of the current Council ( $0.75 \times 5 \text{ members} = 3.75$  i.e. 4 members).

Section 275 of the *Municipal Act, 2001* determines whether Council is in a restricted position (lame duck). A Lame Duck Council can generally continue to govern, but is restricted from making certain decisions including:

- a) the appointment or removal from office of any officer of the municipality;

- b) the hiring or dismissal of any employee of the municipality;
- c) the disposition of any real or personal property of the municipality which had a value exceeding \$50,000 when it was acquired by the municipality (this does not apply if this was included in the most recent budget adopted by Council before Nomination Day); and
- d) making any expenditures or incurring any other liability which exceeds \$50,000 (this does not apply if this was included in the most recent budget adopted by Council before Nomination Day)

The Municipal Council is not restricted in any other way, other than those listed above.

Also, despite those restrictions listed above, nothing in Section 275 prevents a municipality from taking action in an emergency.

Lame duck periods can occur twice during the municipal election process from nomination day, August 21, 2026, to the start of the new Council on November 15, 2026. The two possible periods of Lame Duck are as follows:

**August 21, 2026 (Nomination Day) to October 26, 2026 (Election Day):** On nomination day, if the less than 75 percent (three quarters) of Council is seeking re-election a period of "lame duck" will apply.

**October 26, 2026 (Election Day) to November 14, 2026 (last day of the current term of Council):** On Election day, if the newly elected Council includes less than 75 percent (three quarters) of the outgoing Council a period of "lame duck" will apply.

### **Delegation of Authority**

During the lame duck period, as these requirements could significantly limit the Township's ability to carry on business as usual, and to ensure the continuity of business, in 2018 by By-law No. 26-2018, the CAO/Clerk was delegated the necessary authority during a potential lame duck period for the 2018 election, and this By-law applies to any subsequent elections conducted in the Municipality.

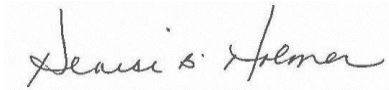
The proposed temporary Delegation of Authority allows the Township to carry on business as usual and ensure the Township's financial interests are protected and taxpayers' money is spent wisely and responsibly. The Township's procurement

decisions will remain fair, open and transparent and follow the Township's Procurement Policy.

**Financial Implications**

No potential financial impacts have been determined at this time

Respectfully submitted,

A handwritten signature in cursive script that reads "Denise B. Holmes". The signature is written in black ink on a light-colored background.

Denise B. Holmes, AMCT  
CAO/Clerk

## Denise Holmes

---

**From:** Kelly Lee <kelly@familytransitionplace.ca>  
**Sent:** Friday, April 17, 2026 10:41 AM  
**To:** Denise Holmes  
**Subject:** May is Sexual Violence Prevention Month  
**Attachments:** Township of Melancthon\_from FB.jpg

Hi Denise,

I hope you're doing well.

I'm writing to you today regarding [Sexual Violence Prevention Month](#) (SVPM), which is recognized annually throughout Canada in the month of May. SVPM is a vital opportunity to raise awareness, challenge harmful attitudes, and strengthen our collective commitment to ending gender-based violence. As a women's shelter serving Orangeville and the surrounding community, we see firsthand the lasting impacts of sexual violence—and the resilience of those who seek support. Prevention starts with education, open conversations, and a shared responsibility to create safe, respectful spaces for everyone. This month, we stand with survivors, amplify their voices, and reaffirm our dedication to building a future free from violence.

We're hoping the Township of Melancthon will consider proclaiming May as Sexual Violence Prevention Month in recognition of this important annual initiative. If it helps, I've attached the proclamation prepared last year, as a reference.

Thanks in advance for your consideration, Denise. I look forward to hearing back from you.

Sincerely,

Kelly



**Kelly Lee**

Manager of Fund Development & Communication Strategies  
Pronouns: she/her ([why are these here?](#))  
519-942-4122 or 905-584-4357 ext.243

**Family Transition Place**

20 Bredin Parkway, Orangeville, ON L9W 4Z9  
[www.familytransitionplace.ca](http://www.familytransitionplace.ca)

24Hr. Crisis/Info Line:  
519-941-HELP (4357) / 905-584-HELP (4357) / 1-800-265-9178

**Our working hours may be different. Please do not feel obligated to reply outside of your working hours. Let's work together to help foster healthy work-life boundaries.**

FTP respectfully acknowledges that we are located and provide services within [Treaty 19 Territory](#).

Confidentiality notice: This email message, including attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use or disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

**Please consider the environment before printing this email.**



## Proclamation

May 2026

### Sexual Violence Prevention Month

**Whereas**, Sexual Violence Prevention Month is intended to draw attention to the fact that sexual violence is widespread and impacts people of all ages, genders, and ethnicities; and

**Whereas**, approximately 1 in 3 women and 1 in 6 men will experience sexual assault in their lifetime, will know the person who attacked them and do not report the crime to the police; and

**Whereas**, victims of sexual assault are some of the most vulnerable and silent people in society and it is now time to ask questions to learn about the services for victims; and

**Whereas**, we must work together to educate our community about sexual violence prevention, supporting survivors, and speaking out against harmful attitudes and actions; and

**Whereas**, with leadership, dedication, and encouragement, there is evidence that we can be successful in preventing sexual violence through increased education, awareness, and community involvement.

**Now Therefore**, I, Mayor Darren White, on behalf of the Council of the Township of Melancthon, do hereby proclaim May 2026 as “**Sexual Violence Prevention Month**” in the Township of Melancthon and urge all citizens to recognize the ongoing commitment of individuals and organizations in our community who actively engage in public and private efforts to prevent sexual violence and for all of us to start conversations, take appropriate action and support one another to create a safer environment for all.

A handwritten signature in black ink, appearing to read "D. White", with the initials "C.D." written below it.

---

Mayor Darren White



## **NOTICE OF MOTION – DEPUTY MAYOR JAMES MCLEAN**

Moved by Deputy Mayor James McLean

WHEREAS the Ministry of Transportation has conducted an Operational Performance Review (OPR) of Highway 10 between the intersection of Highways 9 & 10 and Highway 10 and Southgate Road 24/Melancthon Artemisia Townline, such study expected to have been completed last July;

AND WHEREAS the Ministry has only shared an Executive Summary of the OPR with Dufferin County Councillors for purposes of a meeting last May;

AND WHEREAS serious accidents, some fatal, continue to occur on Highway 10 in Dufferin County;

THEREFORE BE IT RESOLVED that Melancthon Township Council requests the Ministry of Transportation to immediately release the completed OPR for Highway 10 along with a prioritization and implementation timeline for identified upgrades and safety improvements.



**NOTICE OF STATUTORY PUBLIC MEETING**  
**ZONING BY-LAW AMENDMENT**  
**File No. Z26-02**

**RECEIPT OF COMPLETE APPLICATION**

**TAKE NOTICE** that the Township of Melancthon has received a complete application for a Zoning By-law Amendment for the lands legally described as Part of Lots 7 and 8, Concession 1 OS, and municipally referred to as 556408 Mulmur-Melancthon Townline.

**AND PURSUANT** to Section 34 of the *Planning Act*, R.S.O. 1990, C.P.13 as amended, the application file is available for review at the Municipal Office. Please contact the Clerk to arrange to review this file.

**PUBLIC MEETING:** The Council for the Corporation of the Township of Melancthon will be holding a public meeting described below under Section 34 of the *Planning Act*, R.S.O. 1990, C.P.13 as amended, to allow the public to comment on a proposed Zoning By-law Amendment.

**DATE AND LOCATION OF PUBLIC MEETING**

*Date and Time*                      Thursday, May 7, 2026, at 5:30 p.m.  
*Location*                              Council Chambers – 157101 Highway 10 or Virtual via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/87563089701?pwd=bee35kZUIQAcGCrLbMAvy9C4vZ2xRP.1>

Meeting ID: 875 6308 9701

Passcode: 110427

One tap mobile

+16475580588,,87563089701#,,,,\*110427# Canada

+17789072071,,87563089701#,,,,\*110427# Canada

**THE PURPOSE** of the application is to seek a site-specific amendment to Zoning By-law 12-1979, as amended, to permit an existing additional residential unit on the subject lands.

**FURTHER INFORMATION AND MAP OF LAND SUBJECT TO THE APPLICATION**

A key map has been appended (see *Appendix A*) that identifies the lands that are subject to the Zoning By-law Amendment application.

Additional information and materials regarding the proposed Zoning By-law Amendment application are available for review by contacting the Township office by telephone at 519-925-5525, by email to the Clerk at [dholmes@melancthontownship.ca](mailto:dholmes@melancthontownship.ca), or by visiting the Township office located at 157101 Highway 10, Melancthon, ON during regular business hours Monday – Friday, 8:30 a.m. – 4:30 p.m. (the Office is closed between 12:00 p.m. and 1:00 p.m.).

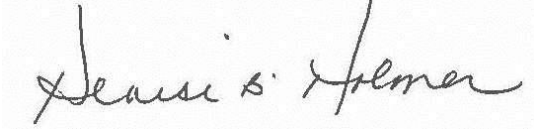
**IF YOU WISH TO BE NOTIFIED** of the decision of the Council for the Corporation of the Township of Melancthon in respect to the proposed amendment, you must submit a written request to the Clerk of the Township of Melancthon at 157101 Highway 10, Melancthon, Ontario, L9V 2E6, email - [dholmes@melancthontownship.ca](mailto:dholmes@melancthontownship.ca).

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council before the proposed amendments are approved, the person or public

body is not entitled to appeal the decision of Council to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council before the proposed amendments are approved, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**Mailing Date of this Notice:** March 19, 2026



**Denise B. Holmes, AMCT**  
CAO/Clerk  
Township of Melancthon

**Appendix A – Lands Subject to Zoning By-law Amendment**



**Subject Lands**



**Area of Focus for Zoning By-law Amendment**



The Corporation of

**THE TOWNSHIP OF MELANCTHON**

157101 Highway 10, Melancthon, Ontario, L9V 2E6

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**MEMORANDUM**

**Date:** May 7, 2026  
**To:** Mayor White and Members of Council  
**From:** Liam Morgan, Acting Planning Manager  
**Report:** P2026-06  
**Re:** Z26-02 – 556408 Mulmur-Melancthon Townline – Application to Amend the Township Zoning By-law 12-1979

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**Recommendation(s)**

Be it resolved that Township of Melancthon Council receive Report P2026-06 as information;

And be it resolved that Township of Melancthon Council **approve** zoning by-law amendment application (Z26-02) for the properties municipally known as 556408 Mulmur-Melancthon Townline, Melancthon and legally described as Part of Lot 7 and 8, Concession 1 OS E.

**Background**

On July 11<sup>th</sup>, 2025, the Township of Melancthon received an application from Mary Young ('Owner') seeking an amendment to zoning by-law 12-1979, as amended. The initial application, however, was deemed incomplete by Township planning staff on July 29<sup>th</sup>, 2025 as a result of missing technical materials. To address the deficiencies in the first submission the owner retained a consultant, John O'Donoghue ('Applicant'), who led both the preparation of the missing technical materials and the submission process. Township planning staff received a second submission on February 18<sup>th</sup>, 2026, which was then formally deemed complete on March 6<sup>th</sup>, 2026.

What the zoning by-law amendment application seeks to do is amend subsection 3.25 a) of zoning by-law 12-1979, which relates to additional residential units. In particular, the amendment aims to implement site-specific regulations regarding verbiage and the removal of certain subsections in order to permit an additional residential unit that currently exists on the subject lands.

Intent of Current Report

The purpose of the following report is to provide Council with a recommendation on whether the proposed zoning by-law amendment should be approved, denied, or deferred. It is the aim of this report to provide Council with a detailed overview of the application, an extensive policy analysis, and whether planning staff can recommend supporting the application as it is being presented currently. Using this report Council will be required to conclude whether a decision on the application, as it is currently presented, can be made.

**Description of Subject Lands**

The lands subject to the planning application are municipally known as 556408 Mulmur-Melancthon Townline, Melancthon and legally described as Part of Lot 7 and 8, Concession 1 OS E.

The lands are approximately 29.37 hectares (72.6 acres) in total size, with a lot frontage of around 855 m (2,806ft) onto Mulmur-Melancthon Townline. Currently the subject lands contain an existing residential dwelling with attached garage, shed, and an accessory residential unit.

Surrounding land uses include existing rural residential properties, agricultural lands, mature vegetative areas, and the Shelburne Golf and Country Club.

An aerial of the subject lands has been provided for reference below in *Figure 1*.



The Corporation of  
**THE TOWNSHIP OF MELANCTHON**  
157101 Highway 10, Melancthon, Ontario, L9V 2E6

**Figure 1: Aerial of Subject Lands**



## Policy Overview

### *Provincial Planning Statement, 2024*

The *Provincial Planning Statement, 2024* ('PPS, 2024') is the province's guiding document for land use planning and development in Ontario. A revised version of the PPS, 2024 was implemented on October 20<sup>th</sup>, 2024, and replaced both the *Provincial Policy Statement, 2020* ('PPS, 2020') and *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019* ('Growth Plan'). All decisions relating to land use planning and development, as such, must be consistent with the policies provided in the PPS, 2024.

The PPS, 2024 designates the subject lands as *prime agricultural area*. Permitted uses, as outlined under section 4.3.2, include agricultural uses, agricultural-related uses, on-farm diversified uses, residential dwellings, and additional residential dwellings. Section 4.3.2 also includes guidance as it relates to additional residential dwellings in *prime agricultural areas* under subsection five (5). This subsection specifically states the following:

*Where a residential dwelling is permitted on a lot in a prime agricultural area, up to two additional residential units shall be permitted in accordance with provincial guidance, provided that, where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling, and any additional residential units:*



The Corporation of

**THE TOWNSHIP OF MELANCTHON**

157101 Highway 10, Melancthon, Ontario, L9V 2E6

- a) *Comply with the minimum distance separation formulae;*
- b) *Are compatible with, and would not hinder, surrounding agricultural operations;*
- c) *Have appropriate sewage and water services;*
- d) *Address any public health and safety concerns;*
- e) *Are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and,*
- f) *Minimize land taken out of agricultural production.*

Though the subject lands and lands adjacent to the parcel entail natural heritage features, no natural heritage features are in close proximity to the area where the development currently exists. In fact, the closest natural heritage feature is 320 metres away from the area of development. Even with that being the case, it is still critically important to provide a high-level overview of the natural heritage policies of the PPS, 2024. The policies of relevance to the application are outlined in section 4.1 of the PPS, 2024, and include the following:

1. *Natural features and areas shall be protected for the long term.*
5. *Development and site alteration shall not be permitted in:*
  - a. *significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E;*
  - b. *significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*
  - c. *significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*
  - d. *significant wildlife habitat;*
  - e. *significant areas of natural and scientific interest; and*
  - f. *coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 4.1.4.b), unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*
8. *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

*Dufferin County Official Plan, 2025*

The Dufferin County Official Plan, 2025 ('DCOP, 2025'), which has been recently updated through a Municipal Comprehensive Review ('MCR'), offers over-arching policy direction for land use and development matters in Dufferin County.

Similar to that of the PPS, 2024, the DCOP, 2025 designates the lands as *prime agricultural*. Permitted uses in *prime agricultural* areas, as per section 4.2.2, include agricultural uses, agricultural-related uses, on-farm diversified uses, residential dwellings, home occupations, home industries, forestry, conservation, wildlife and fisheries management, passive recreational uses, watershed management, and flood and erosion control projects. Specific policies under the *prime agricultural* designation that are of relevance to the current application are providing in section 4.2.3 and include the following:

- b) In order to avoid land use conflicts within the *prime agricultural* area designation, new land uses, including lot creation, and new or expanding livestock facilities will comply with the *Minimum Distance Separation Formulae*, to ensure appropriate standards for separating incompatible uses from existing, new or expanding livestock facilities. The *Minimum Distance Separation Formulae* will be implemented through the applicable local municipal planning documents.



The Corporation of

**THE TOWNSHIP OF MELANCTHON**

157101 Highway 10, Melancthon, Ontario, L9V 2E6

- d) Proposed development in *prime agricultural* areas will be serviced with adequate sewage and water services. Development proposals for non-agricultural uses will demonstrate the suitability of the site for the proposed method of sewage and water services and stormwater management to the satisfaction of the local municipality, and any other required approval agencies.

Directive is also provided by the DCOP, 2025, as it pertains to additional residential units. These policies are provided in subsection 3.7.4 and include the following:

*It is the policy of the County that:*

- a) *Up to two Additional Residential Units shall be permitted within a single-detached house, semi-detached house, and townhouse; or*
- b) *Up to one Additional Residential Unit shall be permitted within an accessory structure secondary to a single-detached house, semi-detached house or townhouse provided there is no more than one Additional Residential Unit within the primary house;*
- c) *Local municipal official plans and implementing zoning by-laws may contain detailed policies and requirements relating to Additional Residential Units, but must permit them in conformity with this plan;*
- d) *Additional Residential Units shall be subject to all Building Code, Fire Code, and sewer and water servicing requirements;*
- e) *Local municipalities are encouraged to establish policies related to garden suites in their official plans, where appropriate; and,*
- f) *Additional Residential Units shall generally be permitted wherever single-detached dwellings, semi-detached dwellings, and/or townhouse dwellings are permitted.*

The DCOP, 2025 does also provide directive on natural heritage features, which, while not overly significant in the context of the current application, does require mentioning as a result of natural features being present on and adjacent to the lands. Those natural heritage features of relevance include *woodlands* and *watercourses*, with the respective policies for each feature being provided in section 5.3 and discussed below:

**Woodlands (section 5.3.4):** *...Development and site alteration will not be permitted within or adjacent to significant woodlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions through the preparation of an Environmental Impact Study (EIS).*

**Watercourses (section 5.3.8):** *It is the intent of this Plan to protect natural watercourses from incompatible development to minimize the impacts of such development on their function.*

Further to the above, section 5.3 of the DCOP, 2025 offers clarity on what is defined as “*adjacent lands*” under subsection 5.3.9. While there is no extent for adjacent lands for *watercourses*, the extent for adjacent lands to a *woodland* is 120 metres. It is the policy of the DCOP, 2025 that “no development or site alteration will be permitted on adjacent lands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated, through an EIS, that there will be no negative impact on the natural features or their ecological functions”.

#### *Township of Melancthon Official Plan*

The Township of Melancthon Official Plan was approved on September 5<sup>th</sup>, 2017. The purpose of the Official Plan is to guide land use and infrastructure development in Melancthon to ensure the long-term vision of the Plan is maintained.

The Township Official Plan designates the subject lands as a combination of *rural* and *environmental conservation*. Permitted uses under the *rural* designation include all uses permitted in the *agricultural* designation, development pertaining to the use and management of resources, resource based



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recreational activities, residential development, tourism and economic development, and rural oriented institutional uses (i.e., farm rehabilitation facility). The *environmental conservation* designation permits legally existing uses, low-impact and passive recreation uses, forest, wildlife, and fisheries management, essential public watershed management and floor or erosion control works, essential transportation and utility facilities, existing public and private parks, agricultural uses, and uses permitted in the underlying land use designation provided it has been demonstrated no negative impacts to natural heritage features will occur.

Policies regarding additional residential units are also provided in the Township Official Plan under section 3.12. Those policies include the following:

- a) A second dwelling unit is permitted in specific types of residential uses through either:
  - i. The use of two dwelling units in a detached dwelling or semi-detached dwelling if no building or structure accessory to the detached dwelling or semi-detached dwelling contains a dwelling unit; or
  - ii. The use of a dwelling unit in a building or structure ancillary to a detached dwelling or semi-detached dwelling if the detached dwelling or semi-detached dwelling contains a single dwelling unit.
- c) All second dwelling units shall meet the following criteria:
  - i. There is compliance with all applicable Zoning By-law provisions;
  - ii. There is compliance with all Building Code and Fire Code provisions;
  - iii. There is sufficient room on the subject property for any required services including individual on-site water and sewage services, and all associated approvals have been obtained;
  - iv. The site is not within any area subject to natural hazards such as floodplains or erosion hazards and any permits required from a conservation authority have been obtained ;
  - v. Sufficient on-site parking and amenity areas are provided;
  - vi. No new vehicular access facility is required from the abutting public road; and,
  - vii. There is no substantial alteration to the exterior appearance of the building as a detached or semi-detached dwelling.

Natural heritage feature policies, which, as noted previously, are not overly significant but still require mentioning, are provided in the *environmental conservation* designation section. Specifically, subsection 5.5.2 of the Township Official Plan provides the following policies as it relates to *significant woodland* natural heritage feature present on and adjacent to the subject lands.

- g) The width of the adjacent lands associated with the *significant woodland* natural heritage feature is 120 metres.
- o) ... Environmental impact documentation may also be required for any development on adjacent lands to significant woodlands. The construction of a dwelling or accessory buildings to a dwelling on such adjacent lands may not require an assessment of environmental impact.

Policies on *watercourses* is provided under subsection 5.5.3, and includes the following:

- b) *Development*, and *site alteration*, other than that specifically permitted by the policies of this section, section 3.5.1 and section 5.5.1, will be set back from watercourses in order to protect the natural features and functions of the watercourse and related lands, protect *fish habitat*, provide riparian habitat and minimize the risk to public safety and property.
- c) In general, development should be set back a minimum of 30 metres from a watercourse regardless of whether or not that watercourse is shown on the schedules to this Plan...



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*Township of Melancthon Zoning By-law 12-1979*

The subject lands are zoned as *General Agricultural (A1)*. Permitted uses under the *A1* zone include a farm, kennel, riding stable, nursery or commercial greenhouse, animal hospital, forestry or conservation uses, wayside pit, and a home occupation. It must be noted, however, that the proposed zoning by-law amendment does not aim to rezone or amend regulations under the overarching *A1* zone. Instead, what the amendment does seek to implement is changes to section 3.25 (a) of the zoning by-law, which was introduced through By-law 40-2021 (Accessory Dwelling Units).

To assist in Township planning’s review of the application, a zoning comparison chart has been provided below in *Table 1*. This chart outlines the existing regulations under section 3.25 (a), the *A1* zone policies and whether the existing development subject to this application conforms.

<b>Table 1: Zoning Comparison Chart</b>				
<i>Regulation</i>	<i>By-law</i>	<i>Required</i>	<i>Proposed</i>	<i>Conformity?</i>
Min. Lot Area	40-2021	8,000 m <sup>2</sup>	1,293,700 m <sup>2</sup>	✓
Min. Lot Frontage	12-1979	30 m	855 m	✓
Min. distance from any building to the nearest lot line	12-1979	8 m	10.8 m	✓
Max. Lot Coverage	12-1979	15%	0.04%	✓
Max. Building Height	12-1979	10 m	6.5 m	✓
Min. GFA of Principal Detached Dwelling	40-2021	75 m <sup>2</sup>	815 m <sup>2</sup>	✓
Max. GFA of Secondary Dwelling Unit	40-2021	75 m <sup>2</sup>	69 m <sup>2</sup>	✓

Given that all quantitative regulations have been conformed with, the zoning by-law amendment seeks to amend more qualitative regulations under section 3.25 (a). For one, the amendment proposes to remove subsection g) that speaks to the accessory dwelling unit being confined to a single floor. In addition, the amendment will also revise the introductory verbiage of section 3.25 (a) to state the following:

*Notwithstanding any other provisions of this By-law, one accessory dwelling unit is permitted as a separate, standalone dwelling on a lot with an existing principal dwelling for the lands zoned as A1-154 and municipally known as 556408 Mulmur-Melancthon Townline provided:*

**Summary of Comments Received**

To date, comments have been provided by two (2) agencies. Those agencies, and a high-level summary of their respective comments, are further outlined below.

*County of Dufferin*

Dufferin County circulated comments on April 7<sup>th</sup>, 2026. The comment package received by staff include comments from four (4) internal divisions – Building Services, Information Technology, Planning, and Waste Services. There were no concerns indicated by those divisions. The Information Technology division did, however, request that an emergency number be assigned to the additional residential unit either by the owner or by the municipality in coordination with Dufferin County.

*Enbridge Gas*

Comments were issued to the Township on March 30<sup>th</sup>, 2026. In their comments the agency indicated no objections to the proposed application; however, they did reserve the right to amend or remove development conditions.



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**Comprehensive Analysis of All Findings**

Township planning staff undertook an extensive review of all overarching planning policies and agency comments provided to determine if the proposed development represented ‘good planning’. Through our review it was determined that in fact the proposed development was consistent with all critical land use policies and, in instances where that was not achieved, the proposed amendments addressed those discrepancies. Provided in the paragraphs below is a detailed overview of each overarching planning policy and how the proposed development remained consistent with each policy.

In reviewing the PPS, 2024, planning staff were able to determine that the proposed zoning by-law amendment remains consistent with all applicable policies. The application proposes an additional residential unit, which is a permitted use in the *prime agricultural area*, subject to several criteria being met. Through our review planning staff were satisfied that all criteria outlined in subsection 4.3.2 had been met by the application. While natural heritage policies of the PPS, 2024 were also mentioned by planning staff, this was a result of certain natural heritage features being present on and adjacent to the subject lands and not because of an expected negative impact. In fact, the existing developed area was nearly 320 metres away from the closest natural feature and, in addition, there was no development or site alteration being proposed as part of this application. Given that, planning staff were satisfied that the application remained consistent with the natural heritage policies of the PPS, 2024.

Planning staff’s review of the DCOP, 2025 policies resulted in no issues with conformity being identified. The *prime agricultural* designation, which the DCOP, 2025 designates the subject lands as, permits residential dwellings, which is what is proposed as part of the zoning by-law amendment application. Further to that, additional residential units are a land use that is encouraged in the DCOP, 2025, with up to one additional residential unit being permitted within an accessory structure. Given that is what is being proposed as part of the application, planning staff are of the opinion that those policies have been conformed with. Similar to that of the PPS, 2024, the DCOP, 2025 does also identify natural heritage features – *woodlands* and *watercourses* – as present on and adjacent to the subject lands. As noted previously, the developed area is not in close proximity to those features and, in the case of the *woodlands*, the developed area is beyond the 120 metre radius for lands defined as “adjacent”. Even more, the development proposed as part of this application has already been constructed and, as such, no development or site alteration is expected to be undertaken. In our opinion, the proposed application conforms with all policies of the DCOP, 2025.

Our review of the Township Official Plan also brought forth no significant concerns with the proposed developments conformity with that land use policy. Though the subject lands are designated as *rural* and *environmental conservation* under the Township Official Plan, which differs from that of the PPS, 2024 and DCOP, 2025, residential uses are still permitted across both designations. While the *environmental conservation* designation does not explicitly state that residential uses are permitted, it does permit “uses permitted in the underlying land use designation provided it has been demonstrated no negative impacts to natural heritage features will occur”. Given the underlying designation is *rural*, which permits residential dwellings, combined with the fact that there are no environmental concerns, planning staff believe conformity with those policies of the Township Official Plan have been met. The Township Official Plan also permits additional residential units in an ancillary building to the principal dwelling, subject to the criteria of section 3.12 (c) being met. Planning staff have reviewed those criteria and are of the opinion that the application achieves those policies. Further, similar to that of the PPS, 2024, and DCOP, 2025, planning staff have no concerns as it pertains to the natural heritage features present and, as such, are of the belief that those policies of the Township Official Plan have been conformed with due to the distance location of the existing developed area.

The changes proposed to the zoning by-law as part of this application are, in the opinion of planning staff, minor in nature. In comparing the proposed amendment with the existing zoning regulations, the application is largely consistent with the policies of both the overarching A1 zone and those provided in section 3.25 (a) regarding additional residential units. The removal of subsection g) relating to the additional residential unit being confined to a single floor is appropriate to reflect the conditions of the



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currently existing additional residential unit, which is a 1.5 storey structure. The existing structure is approximately 165 metres away from the nearest residential dwelling, which means that no impact to adjacent residents is expected as a result of this application. The final revision proposed as part of this amendment relates to the verbiage of the introductory sentence for section 3.25 (a). This change is to reflect the existing conditions of the lands and, in planning staff's opinion, will have no impact on surrounding residents and the currently existing built form.

### Conclusion

Township planning staff have undertaken a comprehensive review of the proposed zoning by-law amendment. In reviewing all applicable planning policies, in combination with the comments received from the respective external agencies, Township planning staff have no concerns with the proposed zoning by-law amendment. Given that, Township planning staff will be recommending that the zoning by-law amendment application be approved by Council.

Prepared by:

A handwritten signature in black ink, appearing to read "LM".

**Liam Morgan**, MCIP, RPP  
Acting Planning Manager  
Phone: 519-941-2816 Ext. 2511  
[lmorgan@melancthontownship.ca](mailto:lmorgan@melancthontownship.ca)

### List of Appendices:

- Appendix #1 – Draft Zoning By-law Amendment
- Appendix #2 – Agency Comments



The Corporation of

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157101 Highway 10, Melancthon, Ontario, L9V 2E6

**Appendix #1 – Draft Zoning By-law Amendment**



The Corporation of

**THE TOWNSHIP OF MELANCTHON**

157101 Highway 10, Melancthon, Ontario, L9V 2E6

**THE CORPORATION OF THE TOWNSHIP OF MELANCTHON**

**BY-LAW NO. \_\_\_\_\_**

Being a By-law to amend By-law No. 12-79, as amended, the Zoning By-law for the Township of Melancthon as it affects property known municipally as 556408 Mulmur-Melancthon Townline and legally described as Part of Lot 7 and 8, Concession 1 OS E, as shown on attached Schedule "A".

WHEREAS the Council of the Corporation of the Township of Melancthon is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the *Planning Act, 1990*, as amended;

AND WHEREAS the Council of the Corporation of the Township of Melancthon deems it advisable to amend By-Law 12-79, as amended;

NOW THEREFORE the Council of the Corporation of the Township of Melancthon enacts as follows:

1. Schedule 'A' to Zoning By-law No. 12-79, as amended, is further amended by zoning lands in Part of Lot 7 and 8, Concession 1 OS E, from the *General Agriculture (A1)* zone to the *General Agriculture – Exception 154 (A1-154)* zone.
2. Notwithstanding any other provision of Zoning By-law No. 12-79, as amended, the following special provisions shall apply to the lands denoted on Schedule 'A':
  - i. The introductory verbiage of section 3.25 (a) of By-law No. 12-79 is revised to state the following:

*Notwithstanding any other provisions of this By-law, one accessory dwelling unit is permitted as a separate, standalone dwelling on a lot with an existing principal dwelling for the lands zoned as A1 – 154 and municipally known as 556408 Mulmur-Melancthon Townline provided:*

- ii. Section 3.25 (a), subsection g), of By-law No. 12-79, as amended, which states that "*the accessory dwelling unit shall be confined to a single floor*", is hereby removed.

3. In all other respects, the provision of By-law 12-79, as amended, shall apply.

This By-law shall come into effect upon the date of passage hereof, subject to the provisions of Section 34 (30) and (31) of the *Planning Act, 1990*, as amended.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2026.



The Corporation of

**THE TOWNSHIP OF MELANCTHON**

157101 Highway 10, Melancthon, Ontario, L9V 2E6

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MAYOR

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CLERK

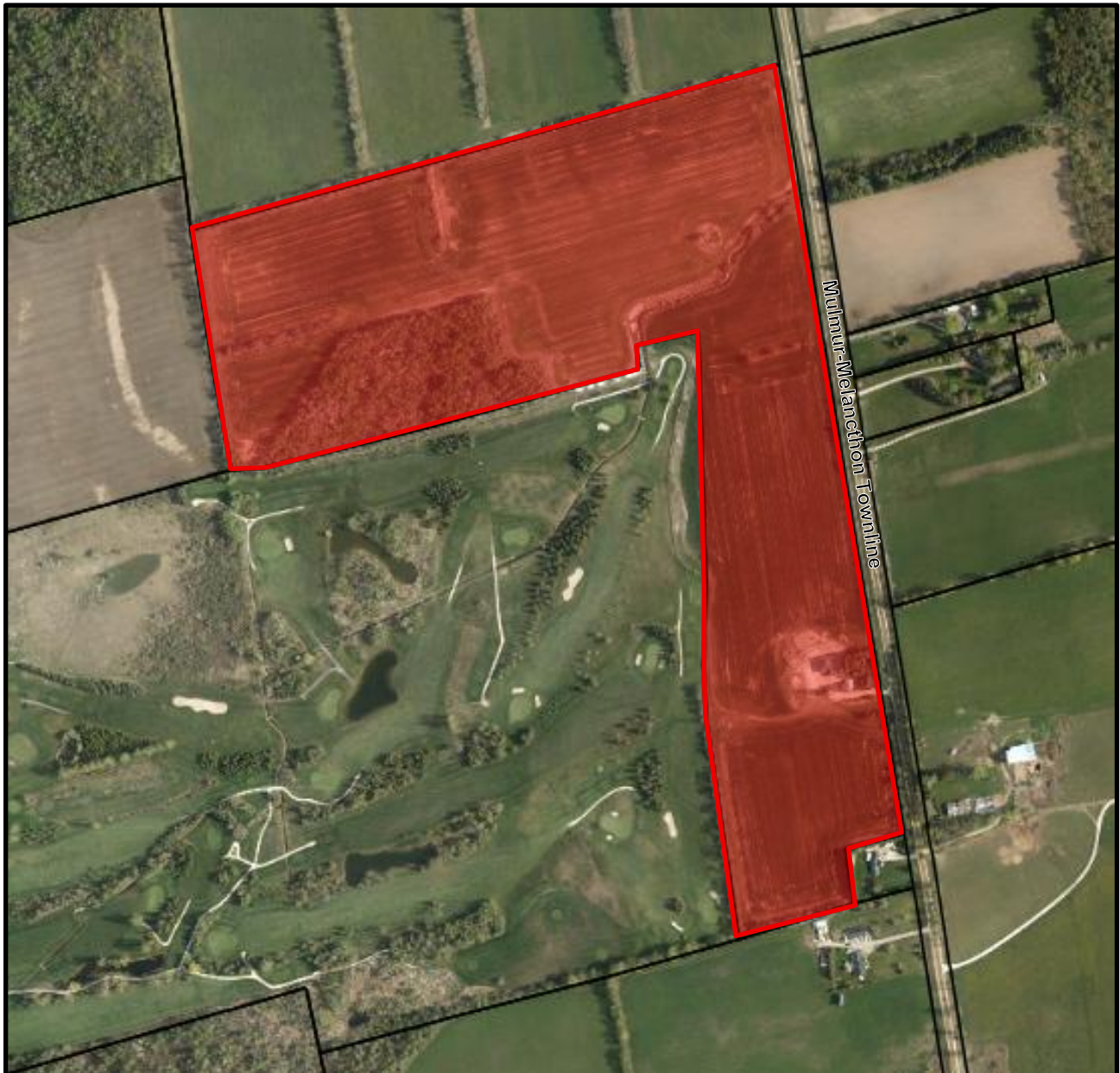


The Corporation of

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157101 Highway 10, Melancthon, Ontario, L9V 2E6

**SCHEDULE A – LANDS AFFECTED**



Lands subject to revisions of Section 3.25 (a) of By-law 12-79, as amended



The Corporation of

**THE TOWNSHIP OF MELANCTHON**

157101 Highway 10, Melancthon, Ontario, L9V 2E6

**Appendix #2 – Agency Comments**



**Date:** April 7, 2026

**To:** Township of Melancthon

**Re:** Zoning By-law – Z26-02 – 556408 Mulmur-Melancthon Townline

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The County of Dufferin is in receipt of the Request for Comments for the above noted application, dated 2026-03-19. The request for comments was circulated to the following department(s):

1. [Building Division](#)
2. [Information Technology – Corporate Services](#)
3. [Planning Division](#)
4. [Public Works - Waste Services Division](#)

The department(s) have reviewed the documents submitted with the request for comments against the applicable policies. The comments are on the following pages.

Please keep Dufferin County informed with respect to the status of the attached comments and the decision of the Council related to the subject application.

Should you have any questions pertaining to this letter, please do not hesitate to contact the undersigned.

Kind regards,

A handwritten signature in black ink, consisting of the letters 'A' and 'S' in a cursive style.

**Aneil Sihota**, RPP Candidate Member  
Junior Planner  
Phone +1 (519) 939-3453  
[asihota@dufferincounty.ca](mailto:asihota@dufferincounty.ca)



**Date:** April 7, 2026

**From:** Building Division

---

Building Services has no comments pertaining to this application.

Regards,

A handwritten signature in black ink, appearing to read 'Km'.

Kristina Millar, Plans Examiner, CBCO,  
Development and Tourism, County of Dufferin

Phone: 519.941.2816 x 2710  
kmillar@dufferincounty.ca



**Date:** March 23, 2026

**From:** Information Technology – Corporate Services

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We request that an either an additional Emergency Number be assigned by Dufferin County pertaining to the additional accessory dwelling and an Emergency Number sign posted at each entrance location that does not have an Emergency Number assigned for Emergency Services response purposes. Additionally, one additional Emergency Number Sign should be posted at each dwelling unit. This is for Emergency Services response purposes to help try to eliminate possible confusion in the case of an Emergency.

Please see link for instructions: <https://www.dufferincounty.ca/county-services/roads-infrastructure/addressing/>

Alternatively, the proposed accessory dwelling unit(s) could have a have unit number(s) assigned by the Municipality in coordination with Dufferin County. These assigned unit(s) should have appropriate signage pertaining to the units clearly displayed for emergency services purposes.

Regards,

**Eric Carr, HBA, GIS-AS, GISP | GIS Technician | Information Technology  
(Corporate Services) County of Dufferin**

Phone: 519-941-2816 Ext. 8007 | [ecarr@dufferincounty.ca](mailto:ecarr@dufferincounty.ca) |



**Date:** April 1, 2026

**From:** Planning Division

---

The planning division has reviewed the zoning by-law amendment application and has **no concerns** with the proposed amendment.

Best regards,

*AS*

**Aneil Sihota**, RPP Candidate Member  
Junior Planner  
Phone +1 (519) 939-3453  
[asihota@dufferincounty.ca](mailto:asihota@dufferincounty.ca)



**Date:** March 26, 2026

**From:** Public Works - Waste Services Division

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Waste Services has reviewed this submission and has no comments.

Regards,

**Chris Fast (he/him) | Collections Coordinator, Waste Services | Public Works Department  
County of Dufferin | 519.941.2816 x2623 | [cfast@dufferincounty.ca](mailto:cfast@dufferincounty.ca) | 55 Zina Street,  
Orangeville, ON L9W 1E5**

**From:** [Municipal Planning](#)  
**To:** [Kaitlin Dinnick](#); [Liam Morgan](#)  
**Subject:** RE: Notice of Public Meeting - ZBA File No. Z26-02 - 556408 Mulmur-Melancthon Townline  
**Date:** Monday, March 30, 2026 2:57:02 PM

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Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Willie Cornelio** CET (he/him)

Sr Analyst, Municipal Planning  
**Engineering**

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**ENBRIDGE**  
TEL: 416-495-6411  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](http://enbridge.com)  
**Safety. Integrity. Respect. Inclusion.**

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**From:** Kaitlin Dinnick <[kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca)>

**Sent:** Thursday, March 19, 2026 2:18 PM

**To:** Howard, Dellarue (MMAH) <[dellarue.howard@ontario.ca](mailto:dellarue.howard@ontario.ca)>; Planner <[planner@dufferincounty.ca](mailto:planner@dufferincounty.ca)>; lpuconsents@mpac.ca; Planning Dept <[planning@nvca.on.ca](mailto:planning@nvca.on.ca)>; Six Nations of the Grand River <[lonnybomberry@sixnations.ca](mailto:lonnybomberry@sixnations.ca)>; Tayler Hill <[tayler.hill@sixnations.ca](mailto:tayler.hill@sixnations.ca)>; LANDUSEPLANNING <[landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com)>; planninganddevelopment <[planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)>; Consultations <[consultations@metisnation.org](mailto:consultations@metisnation.org)>; contactus <[contactus@metisnation.org](mailto:contactus@metisnation.org)>; Chief Sherri-Lyn Hill <[sngr.chief@sixnations.ca](mailto:sngr.chief@sixnations.ca)>; Haudenosaunee <[info@hdi.land](mailto:info@hdi.land)>; Amber Debassige <[execassist.ri@saugeenojibwaynation.ca](mailto:execassist.ri@saugeenojibwaynation.ca)>; sfn@saugeen.org; manager.ri@saugeenojibwaynation.ca; DOCA <[doca@mncfn.ca](mailto:doca@mncfn.ca)>; Abby LaForme <[abby.laforme@mncfn.ca](mailto:abby.laforme@mncfn.ca)>; dpratt@shelburne.ca; Community.Planning@wdgpublichealth.ca; Ontario Power Generation <[executivevp.lawanddevelopment@opg.com](mailto:executivevp.lawanddevelopment@opg.com)>; municipal circulations <[municipal.circulations@ugdsb.on.ca](mailto:municipal.circulations@ugdsb.on.ca)>; planning@dpcdsb.org; planification@cscmonavenir.ca; planification@csviamonde.ca; Municipal Planning <[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)>; - OFA <[lisa.hern@ofa.on.ca](mailto:lisa.hern@ofa.on.ca)>; Sherri Gray <[sherri.dfa@hotmail.com](mailto:sherri.dfa@hotmail.com)>; Roseann Knechtel <[rknechtel@mulmur.ca](mailto:rknechtel@mulmur.ca)>

**Cc:** Denise Holmes <dholmes@melancthontownship.ca>; Liam Morgan <lmorgan@melancthontownship.ca>

**Subject:** [External] Notice of Public Meeting - ZBA File No. Z26-02 - 556408 Mulmur-Melancthon Townline

**CAUTION! EXTERNAL SENDER**

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate? DO NOT click links or open attachments unless you are 100% sure that the email is safe. This email was sent from [kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca).

Good Afternoon,

Please see attached the Notice of Public Meeting for ZBA Application File No. Z26-02 for 556408 Mulmur-Melancthon Townline.

Please provide comments to [kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca) & [lmorgan@melancthontownship.ca](mailto:lmorgan@melancthontownship.ca) by **Friday April 17<sup>th</sup>, 2026**.

Thank you.

Kaitlin Dinnick



**Kaitlin Dinnick | Deputy Clerk/Planning Coordinator | Township of Melancthon | [kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca) | PH: 519-925-5525 ext 103 | FX: 519-925-1110 | [www.melancthontownship.ca](http://www.melancthontownship.ca) |**

**The Administration Office will be open to the public Monday to Friday from 8:30 a.m. to 12:00 p.m. and 1:00 p.m. to 4:30 p.m. There will be no public access between 12:00 p.m. to 1:00 p.m. as the Office will be closed.**

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**THE CORPORATION OF THE TOWNSHIP OF MELANCTHON**

**BY-LAW NO. \_\_\_\_\_**

Being a By-law to amend By-law No. 12-79, as amended, the Zoning By-law for the Township of Melancthon as it affects property known municipally as 556408 Mulmur-Melancthon Townline and legally described as East Part of Lot 7 and 8, Concession 1 OS, as shown on attached Schedule "A".

WHEREAS the Council of the Corporation of the Township of Melancthon is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the *Planning Act, 1990*, as amended;

AND WHEREAS the Council of the Corporation of the Township of Melancthon deems it advisable to amend By-Law 12-79, as amended;

NOW THEREFORE the Council of the Corporation of the Township of Melancthon enacts as follows:

1. Schedule 'A' to Zoning By-law No. 12-79, as amended, is further amended by zoning lands in the East Part of Lot 7 and 8, Concession 1 OS, from the *General Agriculture (A1)* zone to the *General Agriculture – Exception 154 (A1-154)* zone.

2. Notwithstanding any other provision of Zoning By-law No. 12-79, as amended, the following special provisions shall apply to the lands denoted on Schedule 'A':

i. The introductory verbiage of section 3.25 (a) of By-law No. 12-79 is revised to state the following:

*Notwithstanding any other provisions of this By-law, one accessory dwelling unit is permitted as a separate, standalone dwelling on a lot with an existing principal dwelling for the lands zoned as A1 – 154 and municipally known as 556408 Mulmur-Melancthon Townline provided:*

ii. Section 3.25 (a), subsection g), of By-law No. 12-79, as amended, which states that "*the accessory dwelling unit shall be confined to a single floor*", is hereby removed.

3. In all other respects, the provision of By-law 12-79, as amended, shall apply.

This By-law shall come into effect upon the date of passage hereof, subject to the provisions of Section 34 (30) and (31) of the *Planning Act, 1990*, as amended.

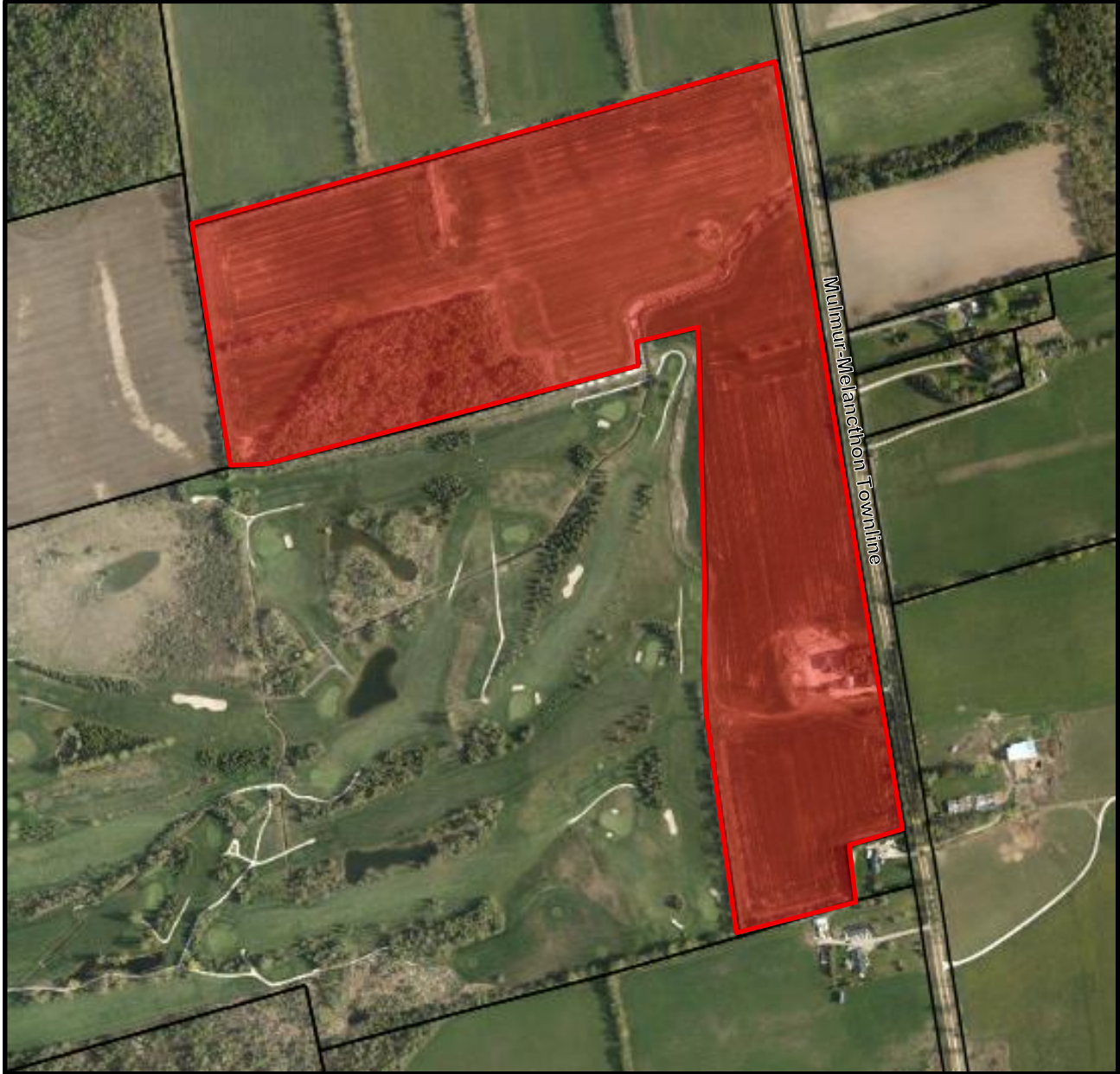
BY-LAW READ A FIRST AND SECOND TIME THIS 7<sup>TH</sup> DAY OF MAY, 2026.

BY-LAW READ A THIRD TIME AND PASSED THIS 7<sup>TH</sup> DAY OF MAY, 2026.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

SCHEDULE A – LANDS AFFECTED



Lands subject to revisions of Section 3.25 (a) of By-law 12-79, as amended



Top  
Aggregate  
Producing  
Municipalities of  
Ontario

# Key Priorities for this Presentation

- Overview of TAPMO Mandate
- Interim Land Use Planning Concerns
- After Uses of Aggregate Sites: Employment Lands
- New Aggregate Tax Rate – Municipal Implications
- TOARC Fee Reform
- TAPMO Marketing Efforts
- New Resources for Members

# TAPMO Mandate:

The Top Aggregate Producing Municipalities of Ontario (TAPMO) have joined together to work with industry partners and provincial decision-makers to developing a sustainable plan for aggregate extraction.

**As demand for aggregate products in Ontario continues to rise, the need for responsible management of extraction** increases as well. TAPMO brings municipalities together to provide education, advocacy, and shared support on aggregate-related matters, including planning, licensing, rehabilitation, infrastructure impacts, and land-use considerations.

TAPMO works with industry partners and provincial decision-makers to support a long-term, practical approach to aggregate extraction that balances economic needs with fairness for municipalities, environmental stewardship, and sustainable land use



# Interim Land Use Planning Concerns

- **Ministry of Natural Resources (MNR)** interpretations related to **importation, processing, and blending** may conflict with the intent of aggregate operations as **interim land uses** under the *Planning Act*.
- Aggregate operations are expected to be **temporary**, with:
  - progressive rehabilitation, and
  - transition to appropriate long-term end uses.
- Expansive interpretations risk **extending or intensifying industrial activity** beyond what was originally contemplated.
- Broader implications include:
  - environmental management,
  - long-term land use planning,
  - infrastructure and road impacts,
  - community compatibility.

# Interim Land Use: Blending and Processing

According to the MNR's written clarification, where a licensed aggregate site's site plan explicitly permits the importation of aggregate materials, the licence authorizes the following:

- Aggregate material may be imported from other licensed sites in Ontario.
- Imported material does **not** count toward the site's annual licensed tonnage limit.
- Where site plans also permit processing, including blending, the licensee may process imported material for the duration of the licence, unless the site plan is amended or surrendered.
- TOARC levy fees are only calculated and dispersed to the municipality where the materials were extracted. **Municipalities where the material is processed for market do not receive TOARC levies.**

# Interim Land Use: Blending and Processing

This interpretation raises significant concerns from a municipal land use planning and governance perspective. In practice, a site authorized for material importation, processing, and blending could effectively operate as a permanent off-site processing facility:

- Without being appropriately assessed or taxed as an industrial use;
- Without annual tonnage limits;
- Without applicable TOARC levy obligations, even after on-site extraction activities have ceased; and
- While relying on the ARA licence to shield the operation from the application of municipal regulatory by-laws.

# Interim Land Use: Blending and Processing

## TAPMO's Advocacy

- **On-Site Processing Integrity:** Processing should remain ancillary to, and occur at, the extraction site, consistent with the intent of the TOARC fee distribution framework.
- **Limiting Industrial Uses:** TAPMO opposes the expansive interpretation of blending and processing permissions that allows extraction sites to transition into permanent industrial processing facilities after extraction has ceased or during the wind-down of extraction activities.
- **Alignment with the Planning Act:** Extractive operations are intended to be interim land uses. Practices that extend or intensify industrial activity beyond extraction are inconsistent with the Planning Act.
- **Protecting Public Confidence:** The exploitation of extractive permissions under the Planning Act and the ARA erodes public trust and undermines the credibility of Ontario's land use planning and regulatory processes.

# Aggregate Assessment Changes and Provincial Response

- Following a **Divisional Court decision**, **Municipal Property Assessment Corporation (MPAC)** revised its aggregate assessment methodology to ensure sector-wide consistency.
- Changes resulted in **2024 tax increases** of:
  - **\$12M municipal**, and
  - **\$5M education** province-wide.
- Assessments remain based on **January 1, 2016 values**; the **methodology**, not the valuation date, was revised.
- The legal process leading to this correction was **spearheaded by Wellington County**.
- In response, the **Ontario Ministry of Finance** introduced a **one-time \$7M education tax reduction (2024)**:
  - 95% reduction in education taxes for the aggregate sector.
  - **First time** the province has provided a direct, sector-specific tax subsidy of this nature.

# 2025 and Beyond Aggregate Sub-Class – Concerns and Impacts

- A new **aggregate property sub-class** is proposed for **2025**, intended to create “stability and predictability.”
- In practice, the sub-class will:
  - create a **\$6M annual subsidy** for the aggregate industry,
  - **\$3M of which shifts directly onto the municipal (primarily residential) tax base.**
- The subsidy is delivered through a **temporary industrial sub-class**, implemented by MPAC and municipalities. This is now a permanent tax class.
- The new tax class ratio is **not revenue-neutral** and results in:
  - a **permanent transfer from local taxpayers to the aggregate industry.**
  - Impacts on **rural residents**, who disproportionately host aggregate operations, have **not been adequately assessed.**
- Industry claims of hardship remain **unsupported by evidence.**

# TOARC Fees

TOARC has confirmed that "fees are only paid on collections relating to the extraction within the municipality regardless of the processing location."

Materials are frequently transported to neighbouring municipalities for processing or blending. This results in an inequity for municipalities that are host to processing sites.

# TOARC Fees

**TOARC Fee Distribution:** Fees are paid to the municipality where aggregate is extracted, regardless of where processing occurs.

## **Processing Site Impact (lose-lose situation):**

- **Double Road Use:** Materials are trucked twice over the municipal road network—once for importation into the processing site and again for transport to market—without the benefit of any fees to offset infrastructure wear and tear.
- **Extended Lifecycle:** The host municipality experiences reduced taxation revenue during the extended lifecycle of the pit, which continues after extraction ends for processing purposes.
- **Post-Licencing Issues:** Upon licence surrender, municipalities often inherit unusable land (e.g., a lake) that generates minimal tax revenue in the long term.
- **Economic Impacts and Inequity Between Municipalities:** The final aggregate material is transported to municipalities designated for growth, which benefit from the assessment revenue generated by this growth while avoiding the economic impacts and challenges associated with gravel extraction. This situation results in an inequitable distribution of benefits and burdens among municipalities.

# TAPMO Marketing Efforts

- TAPMO has retained Alyssa Gosse, a freelance marketing specialist
- Support focused on:
  - Strengthening TAPMO's online presence
  - Increasing awareness of TAPMO's role and value
  - Supporting membership growth
- Key platforms used to achieve these goals:
  - TAPMO website – primary source for online content and resources
  - LinkedIn – professional engagement and sector visibility
  - Facebook – broader community reach and updates
  - Monthly e-newsletter – regular communication with members

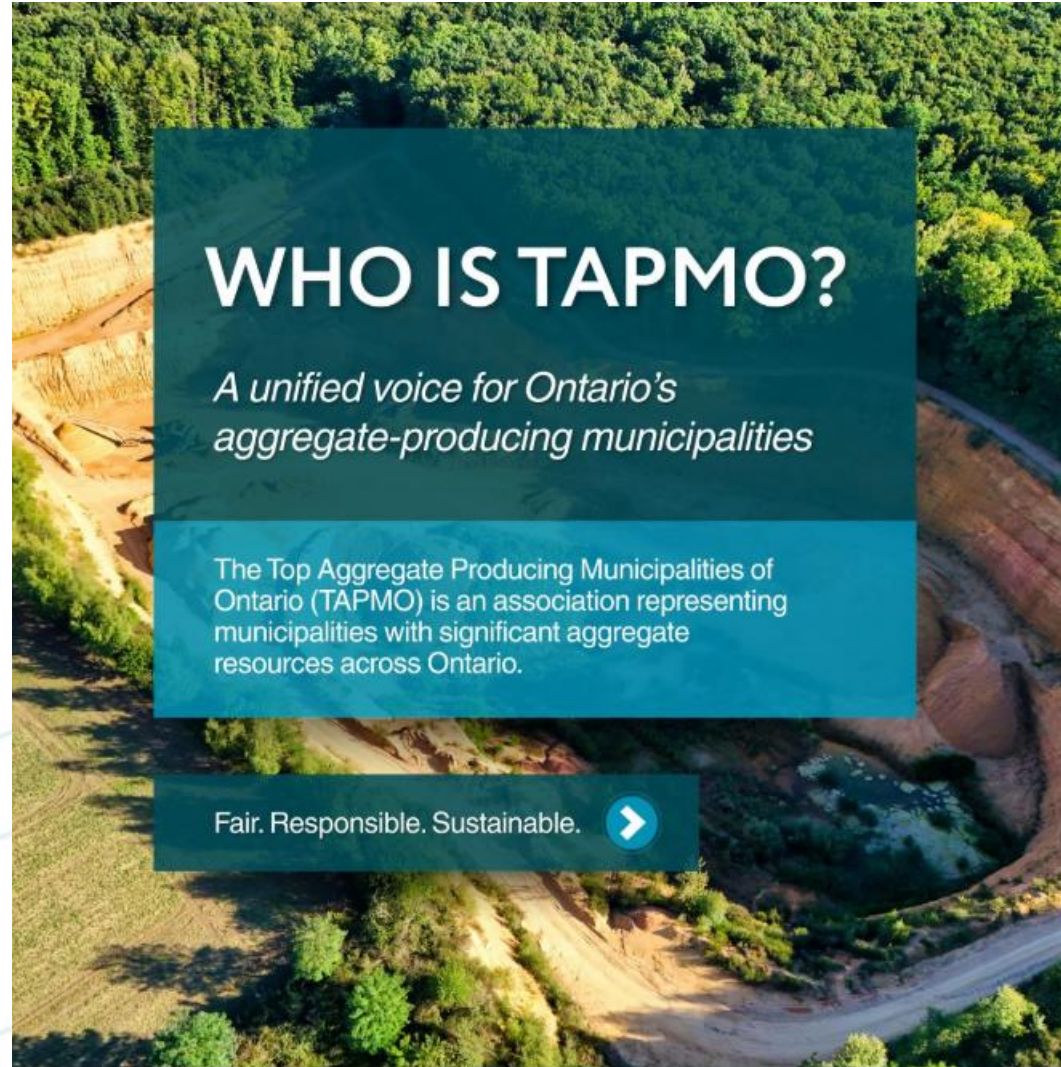
# TAPMO Marketing Efforts

The Top Aggregate Producing Municipalities of Ontario (TAPMO) is an association representing municipalities with significant aggregate resources across Ontario.

As demand for aggregate products in Ontario continues to rise, the need for responsible management of extraction increases as well. TAPMO brings municipalities together to provide education, advocacy, and shared support on aggregate-related matters, including planning, licensing, rehabilitation, infrastructure impacts, and land-use considerations.

TAPMO works with industry partners and provincial decision-makers to support a long-term, practical approach to aggregate extraction that balances economic needs with fairness for municipalities, environmental stewardship, and sustainable land use.

Learn more about responsible aggregate practices and municipal advocacy at [www.tapmo.ca](http://www.tapmo.ca)



# TAPMO Marketing Efforts

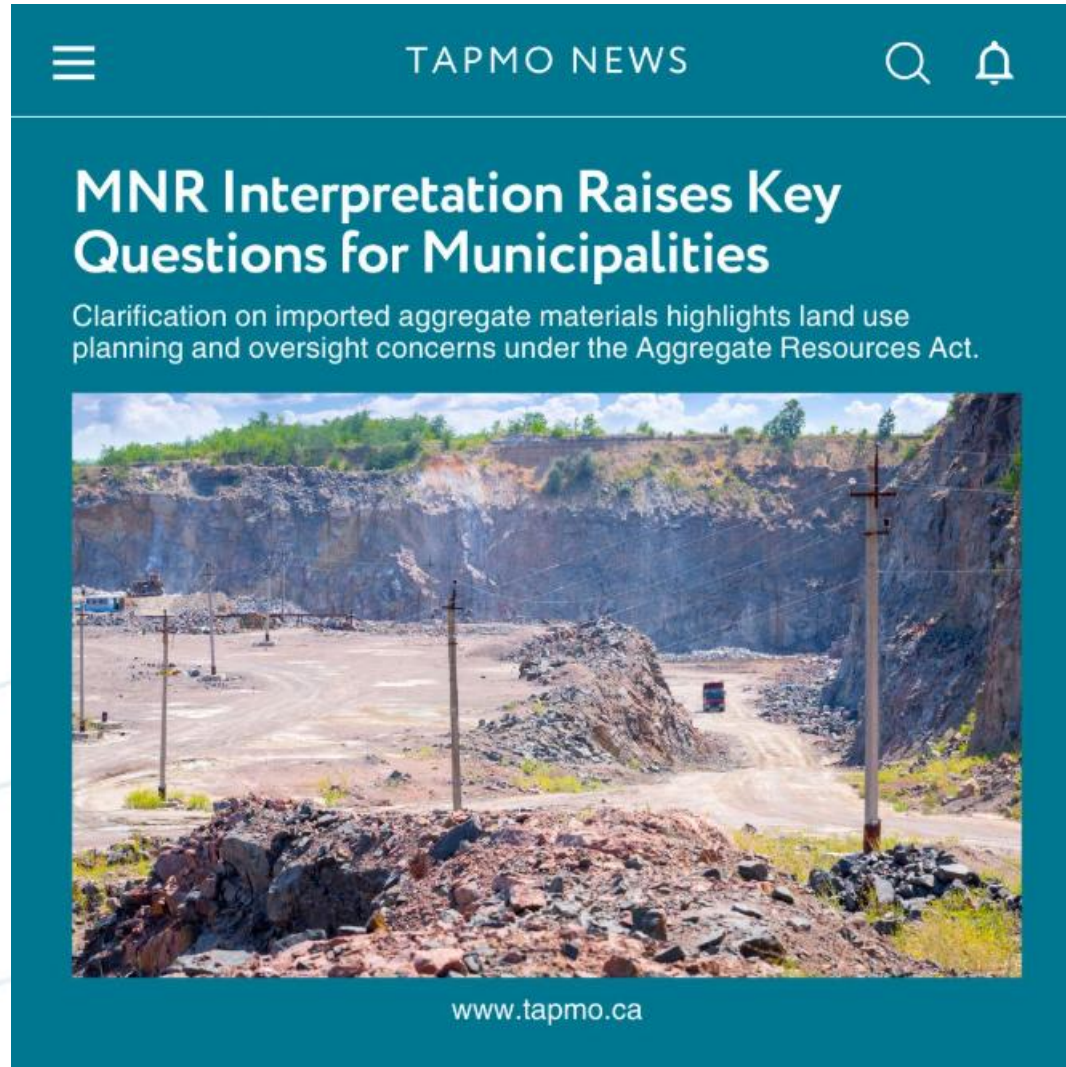
TAPMO recently met with MNRF officials to clarify a key rule change.

The question: How does the Aggregate Resources Act apply to importing, processing, and blending aggregate from other licensed sites?

The answer: The Ministry's interpretation is that if a site plan allows it, operators can bring in material from other Ontario sites without it counting toward their tonnage limits or triggering TOARC fees in perpetuity.

Why municipalities should pay attention: This could mean some sites become permanent off-site processing hubs long after local extraction ends. That has big implications for land use, infrastructure, community compatibility, and rehabilitation.

Have questions or experiences to share? Let us know. Your input helps build a consistent understanding across Ontario.




The image shows a screenshot of a news article from TAPMO NEWS. The article title is "MNR Interpretation Raises Key Questions for Municipalities". Below the title is a sub-headline: "Clarification on imported aggregate materials highlights land use planning and oversight concerns under the Aggregate Resources Act." The main image is a photograph of a large aggregate processing site with a dirt road, piles of aggregate, and utility poles. The website URL "www.tapmo.ca" is visible at the bottom of the article.

☰ TAPMO NEWS 🔍 🔔

## MNR Interpretation Raises Key Questions for Municipalities

Clarification on imported aggregate materials highlights land use planning and oversight concerns under the Aggregate Resources Act.



[www.tapmo.ca](http://www.tapmo.ca)

# TAPMO Marketing Efforts

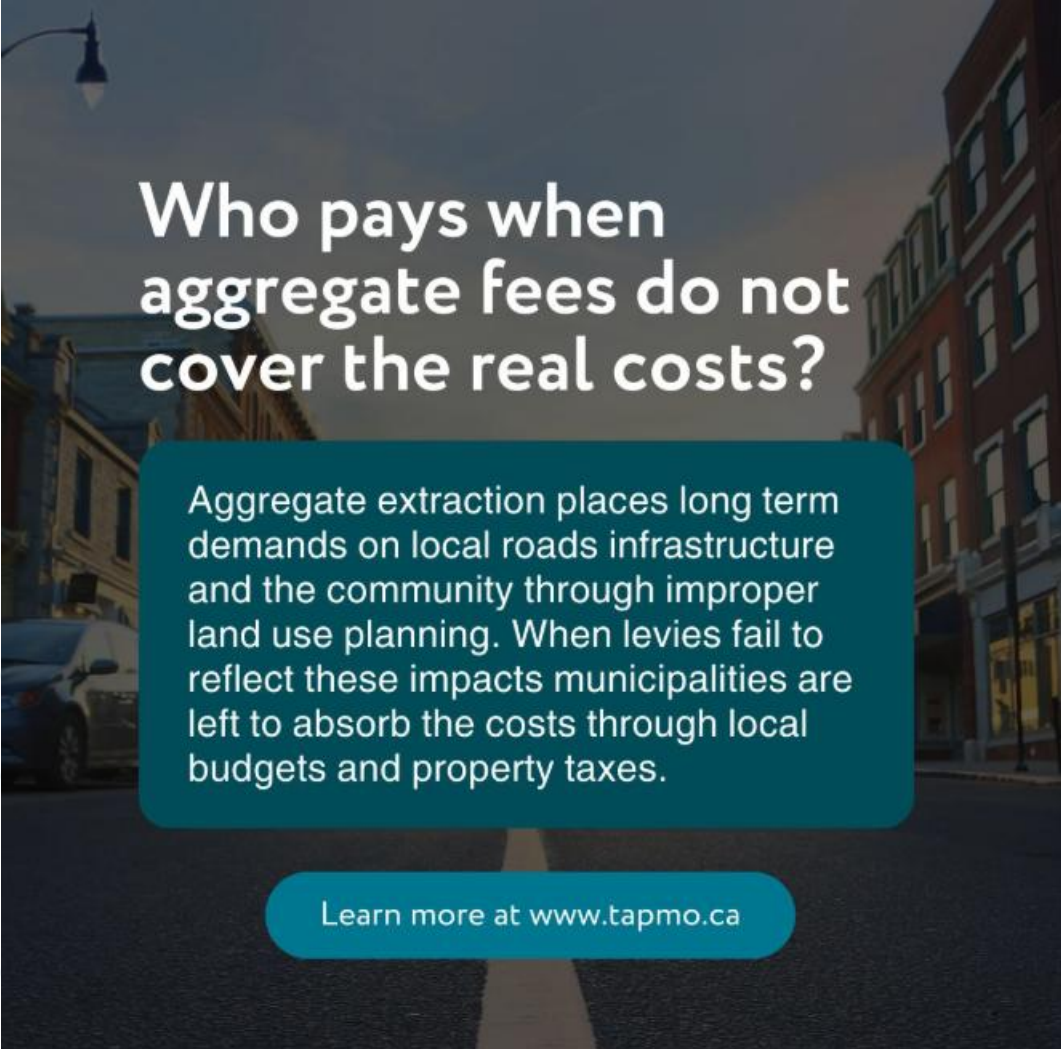
A typical aggregate operation in Ontario generates a high volume of heavily loaded trucks on local roads. Per-tonne aggregate fees (TOARC fees) are intended to offset the financial impacts of this traffic on local infrastructure, as well as the costs incurred by municipalities to monitor licensed operations.

When these fees do not reflect real operational impacts, residents of host municipalities are left to cover the cost of additional road repairs and monitoring, with limited options for recovery.

This creates a fairness issue, as host communities bear ongoing costs while the benefits of extraction are realized elsewhere.

TAPMO advocates for TOARC fee reform that reflects real local impacts, acknowledges the realities of industry operations, and supports sustainable, responsible aggregate practices.

Learn more about the municipal perspective on aggregate policy and how TAPMO can help at [www.tapmo.ca](http://www.tapmo.ca)



Who pays when  
aggregate fees do not  
cover the real costs?

Aggregate extraction places long term demands on local roads infrastructure and the community through improper land use planning. When levies fail to reflect these impacts municipalities are left to absorb the costs through local budgets and property taxes.

Learn more at [www.tapmo.ca](http://www.tapmo.ca)

# TAPMO Member Resources

TAPMO is developing new member-focused resources over the next year:

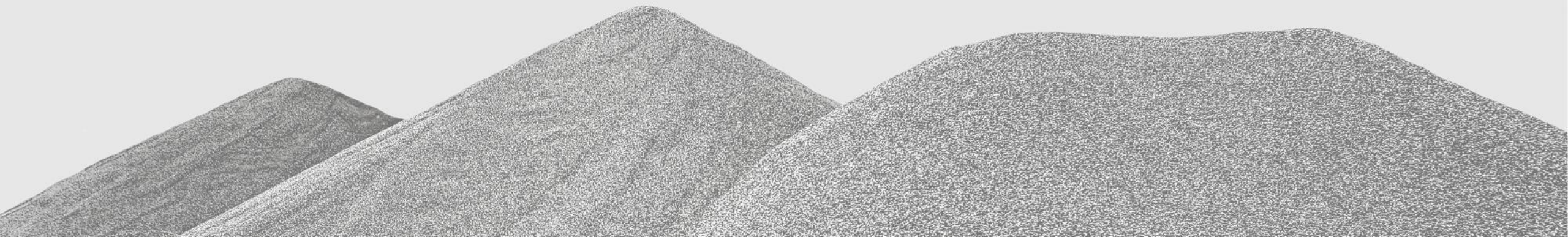
- Creation of a member portal to submit:
  - Top priorities
  - Emerging issues
  - Advocacy items for TAPMO consideration
- TAPMO will lead the curation and publication of member-generated resources, including:
  - Development agreement templates
  - Quality standards (e.g., air quality)
  - User fees and charges tools
  - Land use planning resources (application review guides)
  - Database of qualified consultants for technical reviews
  - Aggregate Resources Act (ARA) tools:
    - ARA licensing process 101 (including amendments)
    - Compliance Assessment Report (CAR) review templates
    - Objection letter templates for ARA applications
    - Environmental Registry of Ontario (ERO) monitoring and notification tools
    - Training resources (e.g., Planning 101, ARA 101)
- Member input will be:
  - Featured in the TAPMO newsletter under “What We Heard”
  - Reported at each TAPMO meeting to inform collective action

# QUESTIONS?

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# Supporting Sustainable Solutions

Ontario's consumption of aggregate resources helps fuel steady economic growth. But with demand for aggregate products rising faster than suppliers can support, we need sustainable, constructive solutions that benefit all stakeholders.



# THANK YOU

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Top  
Aggregate  
Producing  
Municipalities of  
Ontario

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Alternate formats available upon request