



# COUNCIL INFORMATION PACKAGE

Friday, October 4, 2024

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## MEMORANDUM

**TO:** Welland City Council

**Cc:** CLT

**FROM:** Lina DeChellis, Director of Economic Development & Strategic Initiatives  
Lisa Allen, Manager, Economic Development

**DATE:** October 4, 2024

**SUBJECT:** Made in Welland Annual Magazine

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We are excited to announce the release of the 2024/2025 edition of the *Made in Welland* magazine, titled *Welland: The Good Life*. This year's magazine showcases the ongoing development and remarkable growth of our city, highlighting the many assets that contribute to Welland's dynamic and vibrant community.

We are confident that this edition of the *Made in Welland* magazine will provide valuable insights into Welland's continued success and the ways in which our strategic priorities are shaping a brighter future for our city. We hope you enjoy this year's magazine and take pride in the collective efforts that make Welland truly extraordinary.

The *Made in Welland* magazine can be accessed via the following link: [Made in Welland Magazine 2024](#) with a hard copy available in each Councillors mailbox.

## MEMORANDUM

**TO:** Mayor and Council

**FROM:** Tara Stephens, Director of Legislative Services/City Clerk

**DATE:** October 4, 2024

**SUBJECT:** Ontario Land Tribunal Communications

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Going forward, all decisions from the Ontario Land Tribunal (OLT) related to municipal matters will be communicated via a memorandum, accompanied by a copy of the OLT decision. These will be included in the Council Information Package for reference.

The OLT handles appeals on land use matters, including zoning by-law amendments, official plan amendments, and other development-related applications. These decisions have important implications for the municipality, and it is vital to ensure that council remains informed of the outcomes.

Moving forward, OLT decisions will be summarized in a dedicated memorandum, ensuring timely and transparent communication. Each memorandum will be included in the Council Information Package and will provide the following details:

- 1. Overview** – A brief summary of the matter under appeal, including the nature of the application.
- 2. Date decision made by council** – The date when Council initially made a decision regarding the matter.
- 3. Date approved at OLT** – The date the decision was finalized by the Ontario Land Tribunal.
- 4. OLT decision and recommendations** – A summary of the OLT's final decision, including any recommendations or conditions.
- 5. Total financial costs** – A breakdown of the financial costs incurred by the City throughout the appeal process, including legal and consultant fees.

**6. Total cost for municipal staff time processing the appeal** – An estimate of the time spent by City staff handling the appeal, represented in monetary terms.

**7. Additional comments** – Any other relevant information, such as potential future implications or further actions required.

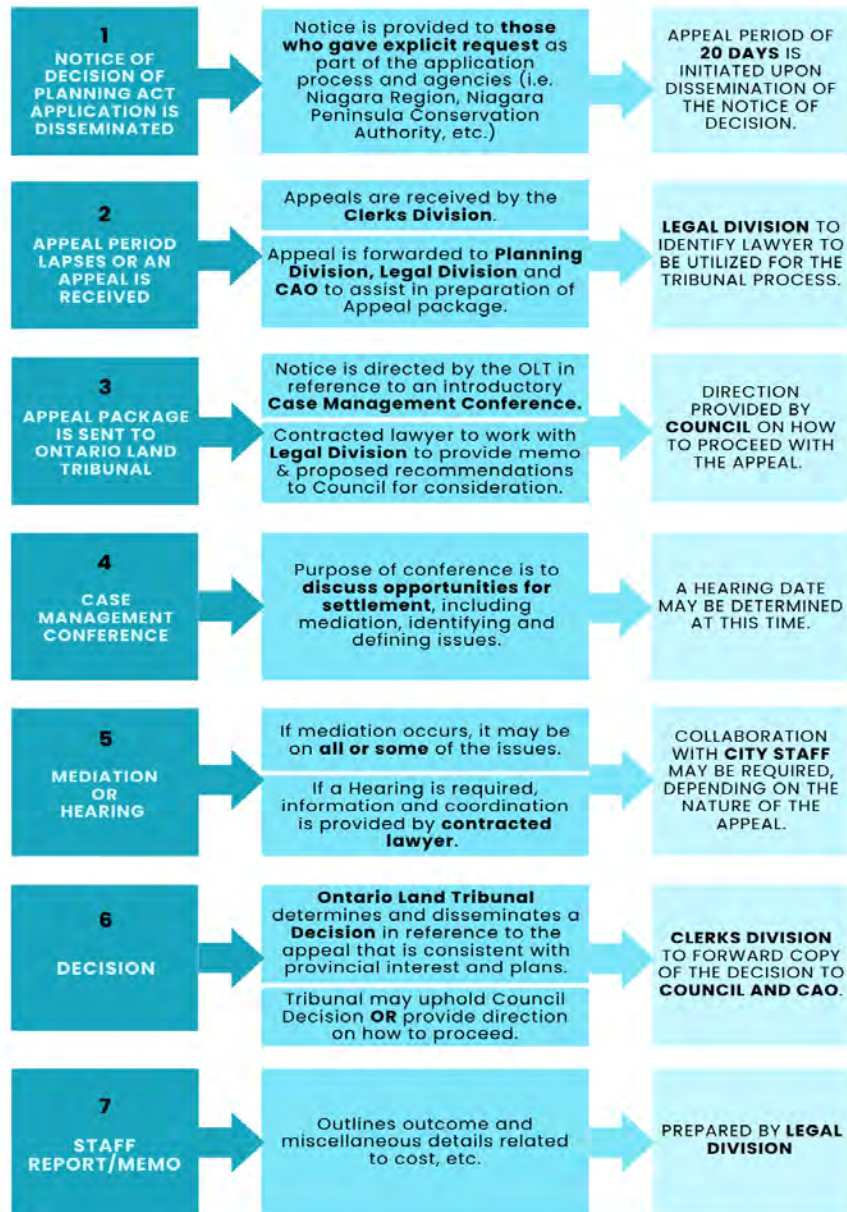
Confidential items pertaining to the OLT decision will remain confidential as required by law. However, the outcome will be made part of the public record and disclosed as part of regular reporting.

This approach will ensure that council remains informed and that there is a transparent record of OLT outcomes and associated costs.

To provide council with a clearer understanding of the OLT process, a flow chart outlining the typical steps involved in an OLT appeal has been attached as Appendix A. This chart is intended to offer a visual guide to the key stages and timelines of the process.

## Appendix A

# ONTARIO LAND TRIBUNAL PROCESS



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**MEMORANDUM**

**TO: Mayor and Members of City Council**

**FROM: Rob Axiak, Chief Administrative Officer**

**DATE: October 2, 2024**

**SUBJECT: Panel Discussion on Solving Ontario's Housing Crisis – AMO Conference 2024**

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**Dear Mayor and Members of Council,**

Two-and-a-half years ago, the Ontario government identified that we would need 1.5 million new homes over the next decade to meet demand. On September 19 at the 2024 AMO Conference in Ottawa, presented at the forum was a panel discussion titled "How Will Ontario's Housing Crisis Be Solved?" The conversation brought forward key insights into the urgent need for building more homes across the province. The panelists, including housing experts, municipal leaders, and developers, highlighted the critical role that municipalities like ours must play in addressing the growing housing deficit. The discussions emphasized that accelerating housing development, removing unnecessary barriers, and collaborating with all levels of government are essential steps toward solving this crisis. Without these efforts, housing affordability will continue to decline, and the availability of homes will not meet the needs of our growing population.

To gain a better understanding of the importance of building more homes, I encourage you to watch the video of the panel discussion here: <https://search.app/UpNjztW9gMCadMSeA>. The video is approximately 1 hour. Mike Moffat, the Founding Director of PLACE Centre at the Smart Prosperity Institute; Lisa Helps, the Executive Lead of BC Builds; Neil Rodgers, Strategic Advisor for the Ontario Home Builders Association; and Jag Sharma, Deputy City Manager of Development and Growth Services for the City of Toronto joined Steve Paikin to discuss possible solutions.

The video provides an in-depth look at why increasing housing supply is not only necessary but also central to promoting economic stability, attracting investment, and ensuring the well-being of our residents. Continuing to explore solutions that will allow us to meet the demands of the

housing market, particularly through policies that encourage growth, streamline development approvals, and ensure affordability for future generations.

Sincerely,



Rob Axiak  
CAO

**MEMORANDUM**

**TO: Mayor and Council**

**FROM: Tara Stephens, Director of Legislative Services/City Clerk**

**DATE: October 4, 2024**

**SUBJECT: Lottery Licensing for École élémentaire Franco-Niagara**

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As per By-law 1993-10057, charitable organizations are required to obtain lottery licensing approval by council to be licensed for lottery events.

The City Clerk is the appointed licensing officer for the Corporation. When an application for licensing eligibility is received, the Clerks Division reviews the details of the application to ensure the organization is eligible under the guidelines established by the Alcohol and Gaming Commission of Ontario. Once staff confirm the organization meets eligibility requirements, a report was prepared for council consideration.

Council passed a motion on March 19, 2024, that delegated authority to the City Clerk to approve lottery licensing request for eligible groups and prepare a memorandum for inclusion in Council meeting agendas following approval given to an organization.

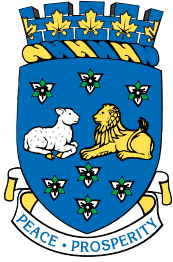
École élémentaire Franco-Niagara is part of the Viamonde School Board which states they are “*more than French immersion, Viamonde is a network of French language schools. Even though our schools welcome young people from different languages, religions and cultures, everything is done in French. Thus, in all our schools and at all levels from kindergarten onwards, your children:*



- ***learn all subjects in French**, except of course for English or Spanish classes.*
- ***live in French** before, between or after classes. As a result, all school and extracurricular activities are conducted in French.*
- ***are connected to French-speaking culture here and elsewhere**, thanks to the activities set up in each school by the [French-speaking cultural animation](#) service .”*

École élémentaire Franco-Niagara (K-6) is located in Welland and requested licensing approval for fundraising raffles to assist with the cost of school trips and school community events. The City Clerk has approved licensing as they meet the requirements as part of a non-profit school board.

This aligns with Council’s strategic priority of ensuring “**Health and Wellbeing**” to promote personal health and well-being by offering an abundance of activities that meet the diverse needs and interests all while, advocating for improved health care throughout the city, and supporting the need for safety and security.



September 26, 2024

The Right Honourable Justin Trudeau, Prime Minister of Canada

Dear Prime Minister:

**Re: Solve the Crisis**

Please be advised that the Council of the Regional Municipality of Waterloo at their regular meeting held on September 25, 2024, approved the following motion:

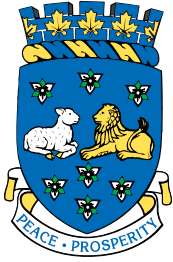
**Whereas there is a humanitarian crisis in cities, large and small, urban and rural, across Ontario. We need immediate action at all levels of government, starting with the Province; and**

**Whereas the homelessness, mental health and addictions crisis continues to grow with 3432 drug related deaths in Ontario in 2023 as well as with an estimated 234,000 Ontarians experiencing homelessness and over 1400 homeless encampments across Ontario communities in 2023; and**

**Whereas the province has provided additional funding for mental health, addictions and homelessness programs, including the recently announced Homelessness and Addiction Recovery Treatment (HART) Hubs, it does not adequately address the growing crisis and the financial and social impact on municipalities and regions across the province; and**

**Whereas municipalities and regions are stepping up and working with community partners to put in place community-specific solutions to address this crisis, but municipalities and regions lack the expertise, capacity, or resources to address these increasingly complex health care and housing issues alone; and**

**Whereas this is primarily a health issue that falls under provincial jurisdiction and municipalities and regions should not be using the property tax base to fund these programs; and**



**Whereas there is no provincial Minister focused on this crisis leading to unanswered questions that span over a dozen ministries, and a lack of support to manage the increasing needs of those who are unhoused.**

**Now Therefore be it resolved that the Region of Waterloo supports the Solve the Crisis Campaign;**

**And calls on provincial and federal governments to commit to immediate action to solve the Humanitarian Crisis that Ontario is facing as the numbers of unhoused individuals and those suffering with mental health & addictions grows exponentially;**

**AND that the province officially makes Homelessness a Health Priority;**

**AND appoints a responsible Minister and Ministry with the appropriate funding and powers as a single point of contact to address the full spectrum of housing needs as well as mental health, addictions and wrap around supports;**

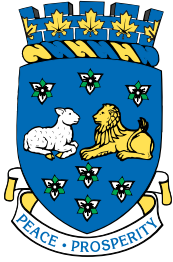
**AND request that the provincial government strike a task force with broad sector representatives including municipalities, regions, healthcare, first responders, community services, the business community and the tourism industry to develop a *Made in Ontario Action Plan*;**

**AND that this provincial task force reviews current programs developed by municipalities, regions and community partners that have proven successful in our communities, to ensure that solutions can be implemented quickly and effectively to tackle this crisis.**

**AND provides the adequate, sufficient and sustainable funding to ensure that municipalities have the tools and resources to support individuals suffering with mental health and addictions, including unhoused people and those from vulnerable populations that may be disproportionately impacted;**

**And that this Council calls on the residents across the Region of Waterloo to join us in appealing to the provincial and federal governments for support by visiting [SolveTheCrisis.ca](http://SolveTheCrisis.ca) and showing your support;**

**And further that a copy of this motion be sent to:**



- **The Honourable Sean Fraser, Minister of Housing, Infrastructure and Communities of Canada**
- **The Honourable Doug Ford, Premier of Ontario**
- **The Honourable Sylvia Jones, Deputy Premier and Minister of Health**
- **The Honourable Paul Calandra, Minister of Municipal Affairs and Housing**
- **The Honourable Michael Parsa, Minister of Children, Community and Social Services**
- **The Honourable Michael Tibollo, Associate Minister of Mental Health and Addictions**
- **Local and area MPs, MPPs and Heads of Council**
- **The Association of Municipalities of Ontario, Ontario's Big City Mayors and Mayors and Regional Chairs of Ontario**

Please accept this letter for information purposes only. If you have any questions please contact Regional Councillor Dorothy McCabe [Dorothy.McCabe@waterloo.ca](mailto:Dorothy.McCabe@waterloo.ca)

Please forward any written responses to this letter to William Short, Director, Council & Administrative Services/Regional Clerk  
[regionalclerk@regionofwaterloo.ca](mailto:regionalclerk@regionofwaterloo.ca)

Yours sincerely,

William Short, Director Council and Administrative Services/Regional Clerk

cc: Region of Waterloo Councillor Dorothy McCabe [Dorothy.McCabe@waterloo.ca](mailto:Dorothy.McCabe@waterloo.ca)



# The Corporation of the Town of Cobourg

## Resolution

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Town of Cobourg  
55 King Street West,  
Cobourg, ON, K9A 2M2  
[clerk@cobourg.ca](mailto:clerk@cobourg.ca)

**Sent via email**

September 27, 2024

Please be advised that the Town of Cobourg Council, at its meeting held on September 25, 2024, passed the following resolution:

WHEREAS the increased importation and use of non-Original Equipment Manufacturer (OEM) aftermarket batteries is presenting a significant increase in fire and explosion, putting citizens and responding personnel in danger; and

WHEREAS these aftermarket batteries are not Underwriter Laboratories of Canada (ULC) certified but can be imported into Canada without any associated regulations; and

WHEREAS unlicensed persons and locations can store and modify lithium-ion batteries in our communities without regulations, providing dangerous conditions within a community and charging these batteries within the home or multi-unit dwellings can result in larger fires with grave results; and

WHEREAS as Canada becomes more aware of Green Energy solutions, these batteries are used more often, increasing the danger to our communities.

NOW THEREFORE BE IT RESOLVED THAT the Town of Cobourg supports the resolution from the from Municipality of Wawa regarding regulations for the importation of safe use of lithium-ion batteries; and

FURTHER THAT the Council of the Corporation of the Town of Cobourg does hereby support the Ontario Fire Marshal's program to educate citizens on the danger associated with lithium-ion batteries and encourage every municipality to actively promote safe practices for the use of lithium-ion batteries; and

FURTHER THAT Council does hereby call upon all levels of government to enact regulations for the importation, sale, storage, and use of non-OEM or ULC certified lithium-ion batteries and that this resolution be shared with the Township of Otonabee-South Monaghan, the Ontario Municipal Fire Prevention Officers Association and all Ontario Municipalities.

Sincerely,

Kristina Lepik  
Deputy Clerk/Manager, Legislative Services

The Corporation of the Municipality of St. Charles  
RESOLUTION PAGE



Regular Meeting of Council

**Agenda Number:** 7.2.  
**Resolution Number** 2024-301  
**Title:** Resolution - AMO / OMA Joint Resolution Campaign on Physician Shortage  
**Date:** July 17, 2024

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**Moved by:** Councillor Loftus  
**Seconded by:** Councillor Lachance

**WHEREAS** the state of health care in Ontario is in crisis, with 2.3 million Ontarians lacking access to a family doctor, emergency room closures across the province, patients being de-rostered and 40% of family doctors considering retirement over the next five (5) years;  
**AND WHEREAS** it has become increasingly challenging to attract and retain an adequate healthcare workforce throughout the health sector across Ontario;  
**AND WHEREAS** the Northern Ontario School of Medicine University says communities in Northern Ontario are short more than 350 physicians, including more than 200 family doctors; and half of the physicians working in Northern Ontario are expected to retire in the next five (5) years;  
**AND WHEREAS** Ontario municipal governments play an integral role in the health care system through responsibilities in public health, long-term care, paramedicine, and other investments;  
**AND WHEREAS** the percentage of family physicians practicing comprehensive family medicine has declined from 77 in 2008 to 65 percent in 2022;  
**AND WHEREAS** per capita health-care spending in Ontario is the lowest of all provinces in Canada;  
**AND WHEREAS** a robust workforce developed through a provincial, sector-wide health human resources strategy would significantly improve access to health services across the province;  
**BE IT THEREFORE RESOLVED THAT** Council for the Corporation of the Municipality of St.-Charles urges the Province of Ontario to recognize the physician shortage in the Municipality of St.-Charles and Ontario, to fund health care appropriately and ensure every Ontarian has access to physician care;  
**AND BE IT FURTHER RESOLVED THAT** a copy of this Resolution be sent to Premier Doug Ford; Deputy Premier and Minister of Health Sylvia Jones; the Association of Municipalities of Ontario (AMO); our local Member of Provincial Parliament (MPP); and, all Ontario Municipalities.

CARRIED

  
MAYOR



The Corporation of the City of Temiskaming Shores  
Regular Council Meeting  
Tuesday, September 17, 2024

## Resolution

### **Provincial decision regarding alcohol sales in convenience stores and locations that sell fuel to drivers, and the development of a comprehensive provincial alcohol strategy**

Resolution No. 2024-332

Moved by: Councillor Whalen  
Seconded by: Councillor Wilson

Whereas excessive consumption of alcohol has a negative impact on many communities because of detrimental health effects, road safety, and other harms; and

Whereas the number of cases of individuals driving under the influence are increasing in Ontario, and the Timiskaming District has recently seen its highest rate ever for impaired driving infractions with 10 in April of 2024; and

Whereas jurisdictions with broader access to alcohol have higher rates of driving under the influence and crashes associated with alcohol; and

Whereas alcohol causes at least seven types of cancer and is a risk factor for, disease, disability and premature death, and is a direct cause of 4,300 deaths and 195,000 emergency department visits per year in Ontario; and

Whereas alcohol related emergency department visits increased 18 percent after the introduction of alcohol sales in grocery stores in Ontario; and

Whereas 35 percent of youth in grades 10 and 11 in the Timiskaming District have indicated that they consumed alcohol at 13 years or younger; and

Whereas 49 percent of youth in grades 10 and 11 in the Timiskaming District have been drunk at least once in their life; and

Whereas alcohol related harms cost the Ontario economy 7 billion dollars a year; and

Whereas alcohol is a factor in many domestic, sexual and physical assaults in Ontario; and

Whereas most tax revenue generated by the sale of alcohol goes to the province yet the costs and harms that are alcohol related are borne by the municipalities in the form of policing and social services and public health costs.


Therefore be it resolved that Council for the City of Temiskaming Shores requests the Government of Ontario reverse their decision to allow alcohol to be sold in more locations and implement the following recommendations:

1. Permit municipalities to opt out of retail alcohol expansion;
2. Grant municipalities the powers to use zoning to determine where new alcohol retail locations are acceptable;
3. Not permit alcohol sales within 150 m of schools, daycares, or substance use facilities;
4. Prohibit the sale of Alcohol at gas stations;
5. Require health warning labels on all alcohol containers;
6. Dedicate a portion of provincial alcohol revenue to addressing alcohol related harms; and
7. Develop and implement a comprehensive provincial alcohol strategy, in partnership with municipalities, that prioritizes health and safety and considers the costs associated with alcohol consumption.

Further that a copy of this resolution be provided to the Honourable Doug Ford, Premier of Ontario; the Honourable Sylvia Jones, Deputy Premier and Minister of Health; the Honourable Doug Downey, Attorney General; the Honourable Prabmeet Sarkaria, Minister of Transportation; John Vanthof, MPP Timiskaming Cochrane; AMO; FONOM; ROMA; Temiskaming Municipal Association (TMA); Timiskaming Health Unit (Planet Youth Timiskaming); Temiskaming Shores OPP Detachment Board; and all Ontario Municipalities.

**Carried**

Certified True Copy  
City of Temiskaming Shores



Logan Belanger  
Municipal Clerk



The Corporation of the Municipality of St. Charles  
RESOLUTION PAGE



Regular Meeting of Council

**Agenda Number:** 7.2.  
**Resolution Number** 2024-323  
**Title:** Resolution stemming from May 15, 2024 Regular Meeting of Council - Item 10.1 - Correspondence #5  
**Date:** August 14, 2024

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**Moved by:** Councillor Loftus  
**Seconded by:** Councillor Lachance

**BE IT RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles hereby supports Motion #14 passed by the Town of Plympton-Wyoming supporting the Resolution dated March 18, 2024 passed by the Township of Adelaide Metcalfe, regarding a request to increase the tile drain loan limit;**

**AND BE IT FURTHER RESOLVED THAT a copy of this Resolution be sent to the Minister of Agriculture, Food and Rural Affairs (OMAFRA), Lisa Thompson; the Association of Municipalities of Ontario (AMO); the Rural Ontario Municipal Association (ROMA); and all Ontario Municipalities.**

**CARRIED**

  
MAYOR



The Honourable Lisa Thompson  
Ministry of Agriculture, Food and Rural Affairs  
11<sup>th</sup> Floor  
77 Grenville St  
Toronto, ON  
M5S 1B3

(sent via e-mail)

April 12<sup>th</sup>, 2024

Re: Request to Increase Tile Drain Loan Limit

Please be advised that the Council of the Town of Plympton-Wyoming, at its meeting on April 10<sup>th</sup>, 2024, passed the following motion supporting the resolution from the Township of Adelaide Metcalfe regarding a Request to Increase Tile Drain Loan Limit.

**Motion #14**

Moved by Councillor Kristen Rodrigues

Seconded by Councillor John van Klaveren

That Council support correspondence item 'I' from the Township of Adelaide Metcalfe regarding a Request to Increase Tile Drain Loan Limit.

***Carried.***

If you have any questions regarding the above motion, please do not hesitate to contact me by phone or email at [eflynn@plympton-wyoming.ca](mailto:eflynn@plympton-wyoming.ca).

Sincerely,

Ella Flynn  
Executive Assistant – Deputy Clerk  
Town of Plympton-Wyoming

Cc: Association of Municipalities Ontario [resolutions@amo.on.ca](mailto:resolutions@amo.on.ca)  
Rural Ontario Municipal Association [roma@roma.on.ca](mailto:roma@roma.on.ca)  
All regional Municipalities



March 22<sup>nd</sup>, 2024

The Honourable Lisa Thompson  
Ministry of Agriculture, Food and Rural Affairs  
11th Floor  
77 Grenville St.  
Toronto, ON M5S 1B3

**RE: Township of Adelaide Metcalfe – Request to Increase Tile Drain Loan Limit**

Dear Minister Thompson,

On March 18, 2024, the Township of Adelaide Metcalfe Council approved the following resolution:

*WHEREAS farm drainage is of paramount importance in Ontario due to its significant impact on agricultural productivity and sustainability. Effective drainage systems help mitigate waterlogging, control soil moisture levels, and enhance soil structure, thereby optimizing growing conditions for crops;*

*WHEREAS improved drainage also facilitates timely field operations, reduces erosion, and minimizes nutrient runoff, contributing to environmental conservation efforts;*

*WHEREAS Ontario's diverse agricultural landscape, where weather variability is common, well-maintained drainage systems play a crucial role in ensuring stable yields, economic viability, and long-term resilience for farmers across the Province;*

*WHEREAS the Tile Loan Drainage Act, R.S.O 1990, c. T.8 allows for the borrowing of money for the purpose of constructing drainage works;*

*WHEREAS the maximum annual limit for these loans, unchanged since 2004, is currently set at \$50,000.*

*WHEREAS costs for Tile Drainage has increased markedly since 2004;*

*NOW THEREFORE the Council of the Township of Adelaide Metcalfe requests that the Province through the Ministry of Agriculture, Food and Rural Affairs (OMAFRA) consider increasing the maximum annual Tile Loan limit to a minimum of \$100,000.*

*AND THAT this resolution be circulated the Honourable Lisa Thompson – Ministry of Agriculture, Food and Rural Affairs (OMAFRA), the Association of Municipalities of Ontario (AMO), the Rural Ontario Municipal Association (ROMA), and all Ontario municipalities.*

Your consideration of Council's request is appreciated.

Kind regards,

A handwritten signature in black ink, appearing to be 'MB', with a long horizontal line extending to the right.

Michael Barnier  
Clerk & Manager of Legislative Services  
Township of Adelaide Metcalfe  
[mbarnier@adelaidemetcalfe.on.ca](mailto:mbarnier@adelaidemetcalfe.on.ca)

Cc: Association of Municipalities of Ontario (AMO)  
Rural Ontario Municipal Association (ROMA)  
All Ontario Municipalities

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## MEMORANDUM

**TO:** Welland City Council

**Cc:** CLT

**FROM:** Lina DeChellis, Director of Economic Development & Strategic Initiatives  
Lisa Allen, Manager, Economic Development

**DATE:** October 4, 2024

**SUBJECT:** Made in Welland Annual Magazine

---

We are excited to announce the release of the 2024/2025 edition of the *Made in Welland* magazine, titled *Welland: The Good Life*. This year's magazine showcases the ongoing development and remarkable growth of our city, highlighting the many assets that contribute to Welland's dynamic and vibrant community.

We are confident that this edition of the *Made in Welland* magazine will provide valuable insights into Welland's continued success and the ways in which our strategic priorities are shaping a brighter future for our city. We hope you enjoy this year's magazine and take pride in the collective efforts that make Welland truly extraordinary.

The *Made in Welland* magazine can be accessed via the following link: [Made in Welland Magazine 2024](#) with a hard copy available in each Councillors mailbox.

September 27, 2024

**CL 14-2024, September 26, 2024**  
**COTW 4-2024, September 5, 2024**  
**PDS 26-2024, September 5, 2024**

**LOCAL AREA MUNICIPALITIES**

**SENT ELECTRONICALLY**

Niagara Region Incentive Policy Review

PDS 26-2024

Regional Council, at its meeting held on September 26, 2024, passed the following recommendation of its Committee of the Whole:

That Report PDS 26-2024, dated September 5, 2024, respecting Niagara Region Incentive Policy Review, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That the following changes to the Niagara Region Incentive Policy (NRIP) C-A-028 (Appendix 1) **BE APPROVED** and implemented by Staff in an updated NRIP:
  - a) Remove “Non-profit Affordable Rental Housing RDC Deferral” from NRIP as it has been rendered obsolete due to recent amendments to the Development Charges Act through Bill 23;
  - b) Move “Welcome Home Niagara Home Ownership”, “Niagara Renovates Homeownership”, “Niagara Renovates Multi-residential”, “Non-Profit and Co-op Capital Repair Costs”, and “Housing Provider Capital Loan” programs from the NRIP to be included in the Programs Listing provided by Community Services through the Housing Services division mandate;
  - c) Move the “Public Realm Investment Program” (PRIP) and “Public Realm Priority Area” from the NRIP to be included with other Public Works programs that are only available to Area Municipalities;
  - d) Remove the affordable housing component from the “Brownfield TIG Tier 1 and Tier 2” and change to an annual tax increment grant of 80% for both tiers;
  - e) Move Mandatory DC programs, “Intensification Regional Development Charge (RDC) Grant” and “50% Industrial Expansion RDC Grant”, outside the NRIP; and
  - f) Remove and discontinue the “Small Buildings Rental Grant” and the “Residential Rental Grant”;

2. That Staff **BE DIRECTED** to assess the “Partnership Housing Program” and develop and report back to Council regarding a new purpose-built rental housing incentive program with the goal of increasing the supply of rental housing;
3. That any financial recommendations **BE REFERRED** to the 2025 budget process; and
4. That a copy of Report PDS 26-2024 **BE CIRCULATED** to the Local Area Municipalities.

Report PDS 26-2024 is enclosed for your reference.

Yours truly,



Ann-Marie Norio  
Regional Clerk

:kl

CLK-C 2024-102

cc: K. Ahmad, Manager, Urban Design  
M. Sergi, Commissioner, Growth Strategy and Economic Development  
N. Oakes, Executive Assistant to the Commissioner, Growth Strategy and Economic Development

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**Subject:** Niagara Region Incentive Policy Review

**Report to:** Committee of the Whole

**Report date:** Thursday, September 5, 2024

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## Recommendations

1. That the following changes to the Niagara Region Incentive Policy (NRIP) C-A-028 (Appendix 1) **BE APPROVED** and implemented by Staff in an updated NRIP:
  - a) Remove “Non-profit Affordable Rental Housing RDC Deferral” from NRIP as it has been rendered obsolete due to recent amendments to the Development Charges Act through Bill 23;
  - b) Move “Welcome Home Niagara Home Ownership”, “Niagara Renovates Homeownership”, “Niagara Renovates Multi-residential”, “Non-Profit and Co-op Capital Repair Costs”, and “Housing Provider Capital Loan” programs from the NRIP to be included in the Programs Listing provided by Community Services through the Housing Services division mandate;
  - c) Move the “Public Realm Investment Program” (PRIP) and “Public Realm Priority Area” from the NRIP to be included with other Public Works programs that are only available to Area Municipalities;
  - d) Remove the affordable housing component from the “Brownfield TIG Tier 1 and Tier 2” and change to an annual tax increment grant of 80% for both tiers;
  - e) Move Mandatory DC programs, “Intensification RDC Grant” and “50% Industrial Expansion RDC Grant”, outside the NRIP;
  - f) Remove and discontinue the “Small Buildings Rental Grant” and the “Residential Rental Grant”.
2. That Staff **BE DIRECTED** to Assess the “Partnership Housing Program” and develop and report back to Council regarding a new purpose-built rental housing incentive program with the goal of increasing the supply of rental housing.
3. Any financial recommendations **BE REFERRED** to the 2025 Budget process.
4. That a copy of Report PDS 26-2024 **BE CIRCULATED** to the Local Area Municipalities.



## Key Facts

- The purpose of this report is to provide Council with a review of the current Niagara Region Incentive Policy (NRIP) and convey the challenges, effectiveness, and any recommended changes to the NRIP as directed by Council in October 2021.
- In preparation of this report, consultations were carried out through workshops with Local Area Municipalities on April 27, 2024, April 29, 2024, and May 2, 2024; a development industry focus group meeting on June 13, 2024; a Council information session on June 27, 2024; and a workshop with the development industry and non-profit providers held on July 18, 2024.
- In 2021, the Region's incentive programs were organized into four priority areas aligned with Council's Strategic Priorities: Affordable Housing, Employment, Brownfield, and Public Realm.
- The NRIP consists of DC exemptions, DC deferrals, one-time grants and other incentives like Tax Increment Grants which are matching funding programs administered by Area Municipalities through Community Improvement Plans (CIPs).
- There are incentive programs (SNIP "Property Rehabilitation and Revitalization Tax Increment Grant" and the "Smart Growth Regional Development Charge Reduction") outside of the NRIP that are ending October 1, 2024, and will continue to have a financial impact on the budget through the year 2037.
- The Region's incentive policy requires updating, as it currently includes programs that are not discretionary. To simplify the Policy, it should only include discretionary programs designed to align with Council Strategic Priorities. Provincial flow-through programs, mandatory DC grants, and public realm grants will be moved outside the NRIP.
- Programs moved outside the NRIP will continue to be delivered. All incentives offered by the Niagara Region, including Provincial, Mandatory, and Discretionary will be listed on the website on a landing page.
- The Public Realm programs will be relocated outside of the Policy and will reduce the number of priority areas from four to three. Public Realm programs provide streetscape grants to municipalities and belong with other Public Works programs accessible to Area Municipalities.
- The current housing affordability and supply crisis also includes a shortage of rental housing of different types. Staff are recommending developing a purpose-built rental incentive program that can contribute to more rental housing being built in Niagara. The objectives of the current "Small Building Rental Grant" and "Residential Rental

Grant” will be captured in this new purpose-built rental incentive program. Staff will come back with a proposed purpose-built rental housing program by January 2026.

- Modifications to the NRIP are also required because of recent changes to Provincial Legislation through Bill 23 and Bill 185.
- Based on consultation, the Brownfield TIG Tier 1 and Tier 2 will be simplified by removing requirements related to affordable housing and fixing the TIG amount to 80% for both Tiers.
- Subject to Council’s approval of the recommendations in this report, the NRIP and related Procedures and ancillary documents (e.g., application forms) will be updated accordingly.

## **Financial Considerations**

The purpose of having incentives is to enable the Region to exercise its discretion to leverage Regional funds to actualize a desired type of development that would not otherwise happen without public investment, in accordance with Council policy. However, incentive programs have a direct impact on the Region’s budget.

Incentives represent the largest discretionary item in the Niagara Region budget at \$23,258,526. Funding of Regional incentives is addressed through annual budgetary cycles. As such, any recommended changes to the Region’s incentive program budgets will be brought to the 2025 budget process. Though funding may be repurposed, this review is not resulting in a request for an increase in the total incentive funding levels for 2025. Mandatory programs being recommended to be moved outside the Policy will continue to operate and require funding for the 2025 budget and beyond.

There are three financial considerations that impact the effectiveness of the incentives policy.

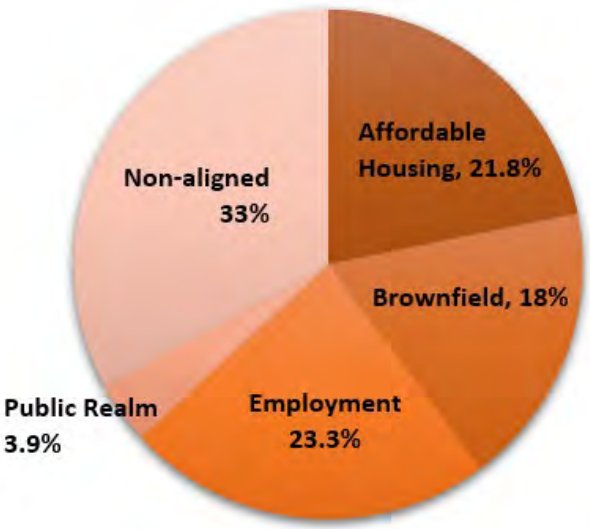
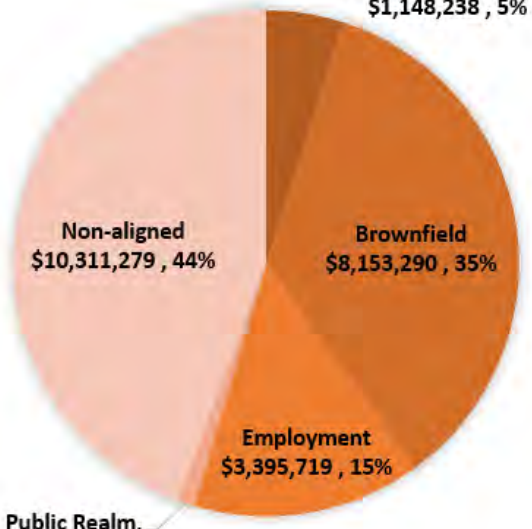
### **1. SNIP Property Rehabilitation and Revitalization Tax Increment Grant and the Smart Growth Regional Development Charge Reduction**

There are expiring incentive programs that sit outside of the NRIP which commit the Region through to the year 2037. In 2021, as part of the approval of the new NRIP, Council also approved the extension to the existing “SNIP Property Rehabilitation and Revitalization Tax Increment Grant (SNIP TIG)” and the “Smart Growth Regional Development Charge (RDC) Reduction” to end on October 1, 2024. These ending programs were extended to assist projects already in the queue with meeting application timelines of the day. Approved funding committed through these programs

will be paid out on an annual basis as projects are completed to the year 2037. Until such time, these commitments will challenge the financial capacity of the Region to respond to new priorities and commit to further funding within the remaining three priority areas.

Report PDS 31-2021 identified that 33% of the Region’s non-aligned discretionary spending including SNIP TIG and Smart Growth RDC Reduction was outside of the four priority areas. In 2024, this figure increased to 44% which represents \$10,311,279 of the Region’s discretionary budget as shown in Chart 1 below.

**Chart 1 Regional Incentive Spending by Priority Area 2021 and 2024**

Spending in 2021 (PDS 31-2021, Chart 1 Page 3)	Spending in 2024																														
 <table border="1"> <caption>2021 Spending Data</caption> <thead> <tr> <th>Priority Area</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Non-aligned</td> <td>33%</td> </tr> <tr> <td>Affordable Housing</td> <td>21.8%</td> </tr> <tr> <td>Brownfield</td> <td>18%</td> </tr> <tr> <td>Employment</td> <td>23.3%</td> </tr> <tr> <td>Public Realm</td> <td>3.9%</td> </tr> </tbody> </table>	Priority Area	Percentage	Non-aligned	33%	Affordable Housing	21.8%	Brownfield	18%	Employment	23.3%	Public Realm	3.9%	 <table border="1"> <caption>2024 Spending Data</caption> <thead> <tr> <th>Priority Area</th> <th>Amount</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Non-aligned</td> <td>\$10,311,279</td> <td>44%</td> </tr> <tr> <td>Affordable Housing</td> <td>\$1,148,238</td> <td>5%</td> </tr> <tr> <td>Brownfield</td> <td>\$8,153,290</td> <td>35%</td> </tr> <tr> <td>Employment</td> <td>\$3,395,719</td> <td>15%</td> </tr> <tr> <td>Public Realm</td> <td>\$250,000</td> <td>1%</td> </tr> </tbody> </table>	Priority Area	Amount	Percentage	Non-aligned	\$10,311,279	44%	Affordable Housing	\$1,148,238	5%	Brownfield	\$8,153,290	35%	Employment	\$3,395,719	15%	Public Realm	\$250,000	1%
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<p>The “non-aligned” segment of the chart includes the expiring programs of SNIP and Smart Growth, Hospital and Hospice funding, and other discretionary expenditures.</p>																															
<p>2021 Chart shows Affordable Housing at 21.8%, Employment at 23.3%, Brownfield at 18%, Public Realm at 3.9%, and Non-aligned 33%</p>	<p>2024 Chart shows Affordable Housing at 5%, Employment at 15%, Brownfield at 35%, Public Realm at 1%, and Non-aligned at 44%</p>																														

**2. Policy Refinement**

The Policy includes programs that have little to no up-take, limited or no funding, and extensive administration. Therefore, to enhance the effectiveness of the incentive policy

and address the challenges of delivering programs in the future, the report recommends housekeeping measures which would remove excess programs that are no longer discretionary or impactful.

The housekeeping measure is intended to remove mandatory programs, provincial flow-through programs, municipal public realm grants from the Policy. Refining the list of programs within the policy will reduce confusion and simplify and enhance the administration of the remaining programs. The report also recommends discontinuing unfunded or lesser funded programs. Programs that continue will target funding towards increasing housing supply of affordable units, increasing employment, and the remediation of brownfields.

### 3. Budgetary Impacts

Any increase in funding will require budgetary realignments elsewhere in the budget to meet the cost of funding the new programs and pay out the commitments made through SNIP and Smart Growth. Funding the new and old programs together, was a budgetary pressure that was identified in 2021. As a financial consideration, this report does not recommend increasing the funds the Region directs to incentives.

#### Analysis

The Niagara Region has been using incentives to support development since 2001. In 2021, the Region established four incentive Priority Areas consisting of Affordable Housing, Employment, Brownfield, and Public Realm. The Region's choice to use incentives is related to three key objectives:

- Provide funding for specific types of development that would not occur without public financial assistance,
- Minimize or remove financial barriers that hold back specific types of development,
- Invest to unlock wider economic opportunities that spur on other developments within the surrounding geographic area.

The Niagara Region's Incentive Policy currently comprises three types of incentive programs:

- **Mandatory Incentives:** The Region is mandated to provide these mainly through Provincial legislation in the DC Act and the Planning Act. These programs typically exempt or defer DCs for development the Province wishes to encourage. By

exempting DCs, or deferring the DCs to a later date, the Region must make up the funding for the exemption through the levy. In this way, exemptions and deferrals of DCs still have a financial cost to the Region. An example of this type is the “50% Industrial Expansion RDC Grant” which is applied at the building permitting stage.

- **Discretionary Incentives:** These are incentives the Region chooses to provide for the purpose of achieving a Council approved objective. An example of this type of incentive is the “Brownfield Tax Increment Grant Tier 1 and Tier 2”.
- **Provincial Flow-through:** This is a type of funding the Province provides to the Region to deliver programs on behalf of the Province using provincial guidelines, standards and processes. The NRIP includes five programs of this type that are recommended to move into the programs listing administered by Housing Services.

Since the approval of the NRIP in 2021, some priority areas have seen more program uptake than others. The varying levels of uptake of the programs can be attributed to factors such as: the extension of “old” programs, recent Provincially legislated exemptions, and inadequate funding levels of some programs.

One of the key challenges within the NRIP is that it contains a mix of Provincial, Mandatory, and Discretionary Programs. To achieve better clarity, the NRIP should only include discretionary programs that are targeted and funded by the Region. In this way, Regional incentives are applied toward community benefits that are important to the strategic goals of Regional Council and help with community building.

One way to address this challenge in the NRIP is to move Provincial flow-through programs and mandatory programs outside of the Policy into other Regional frameworks with similar programs.

Provincial flow-through programs are currently only found within the Affordable Housing Priority Area. Since the Province provides both administrative and financial support for these programs, it is recommended that this type of program is housed within a separate area that oversees the Province-to-Region relationship. Moving the Provincial programs into Regional Housing Services will not impact the delivery of these programs and will positively contribute to simplifying the NRIP.

Mandatory programs should be separated outside of the NRIP because they are Provincially mandated. This report recommends that two mandatory programs, “Intensification RDC Grant” and “50% Industrial Expansion Grant” move outside of the NRIP (See Appendix 2 and 3).

Similarly, the Public Realm Investment Program (PRIP) is recommended to be moved and placed within Public Works. PRIP belongs with other Public Works programs that Area Municipalities use in partnership with the Region. This program provides matching grants to Area Municipalities for streetscaping projects on Regional roads. Integrating the functions of the Public Realm priority area, PRIP, into the public works stream is a natural fit with other public works programs that govern the road infrastructure cost sharing arrangements.

The “Small Buildings Rental Grant” and the “Residential Rental Grant” are programs with small budgets and little or no uptake. These programs require extensive administration and are not delivering the intended purpose. It is recommended these programs are discontinued and removed from the Policy. Staff recommend instead developing a new, more comprehensive, targeted, and adequately funded program that will deliver purpose-built rental housing.

The recommendations in this report are influenced by consultations with Area Municipalities and discussions with the development industry. In both instances, staff heard that Regional incentives are important to realizing Local and Regional goals. In addition, Regional and local alignment of goals could be strengthened through targeted programs and through a greater degree of flexibility to accommodate the conditions of the current development climate. The consultations also generated additional feedback into how the Region can be more effective through increased education, simplification of administrative processes, and consistency in program delivery. Representatives from the Development Industry noted that incentive programs and funding need a high degree of predictability.

The sections below provide analysis of the recommended changes for each of the four Incentive priority areas.

### **Affordable Housing Priority Area**

The development sector is currently experiencing a slow down as high interest rates, increasing unemployment, stagnating wages, high labour and material costs, and the high cost of living are impacting affordable housing developments.

The Affordable Housing priority area of the NRIP holds a total of 12 programs. (See Appendix 1). Affordable Housing has three types of programs: Provincial, Mandatory, and Discretionary. The policy for the Affordable Housing priority area will be revised to reflect the following:

- Move the suite of Provincially funded programs into the Housing Services Listing of programs provided through Housing Services mandate.
- Remove the program that cannot be delivered due to Provincial changes in legislation including Bill 23 and Bill 185 (“Non-profit Affordable Rental Housing RDC Deferral” program),
- Move the “Intensification RDC Grant” program outside the NRIP,
- Discontinue the “Small Buildings Rental Grant” and the “Residential Rental Grant and;
- Revisit the “Partnership Housing Program” and develop a new purpose-built rental housing incentive program.

Provincially funded programs are not discretionary Regional incentives. The Region delivers these programs on behalf of the Province of Ontario. Separating these programs from the NRIP to be joined with similar programs within the Housing Services mandate will help to simplify the Policy. Programs to be moved include “Welcome Home Niagara Home Ownership”, “Niagara Renovates Homeownership”, “Niagara Renovates Multi-residential”, “Non-Profit and Co-op Capital Repair Costs”, and “Housing Provider Capital Loan”.

Additional improvements to the Affordable Housing priority area include removing the “Non-profit Affordable Rental Housing RDC Deferral”. This program has been replaced by Mandatory DC exemptions for Non-Profit Housing and are therefore not recommended to continue.

The Policy also includes programs that are currently unfunded or funded with small budgets and have little or no uptake and should be removed from the Policy. The “Small Buildings Rental Grant” which has had no uptake provides a \$15,000 grant per unit within buildings of six (6) or less units. The “Residential Rental Grant” which provides \$40,000 for the creation of two (2) secondary suites within a unit received three applications in 2023. Both programs receive an annual budget of \$75,000 each. These programs require extensive administration but are not delivering the intended uptake. Staff will discontinue these programs and develop a new purpose-built rental housing incentive. Report PDS 14-2024 Attainable Housing Strategy also identified the need for a new incentive program geared toward increasing the supply of purpose-built rental housing.

Staff will also revisit the “Partnership Housing Program”, which is currently unfunded, to be reshaped to incentivize the construction of new purpose-built rental housing units within urban areas, along transit corridors, and close to urban amenities and services.

In conclusion, to maximize effectiveness of the remaining programs within the Affordable Housing priority area, it is recommended to have fewer, targeted programs with greater funding capacity that can deliver timely and tangible results. Feedback from the consultations with Area Municipalities and the Development Industry indicated that incentivizing Affordable and Attainable Housing should be Niagara Region’s priority.

## **Employment Priority Area**

In line with Council Strategic Priorities, the Employment Priority Area was created to attract and retain Employment in the region. The Employment priority area includes five programs. Four programs are discretionary, and one is a mandatory program (50% Industrial Expansion RDC Grant) (see Appendix 4). This report recommends that the mandatory programs be moved from NRIP.

Employment programs provided by the Region are well-utilized. The challenge to delivering employment programs relate to expediting and communicating the benefits of choosing Niagara. This report does not recommend program changes, however, to increase effectiveness of incentives, staff intend to make administrative improvements that will enhance the delivery of programs through streamlining processes, increased staff training, increased dialogue with Area staff, and standardization of forms and calculations.

Attracting new employers to Niagara Region is important and this report also highlights the competitive nature of employment incentives. Within the current global business climate, the Region competes with the rest of the World. Specifically, the Region competes with other Upper Tier and Lower Tier municipalities throughout Ontario, municipalities in other provinces, and even jurisdictions in the United States. A summary of how the Niagara Region’s programs and Canada’s attraction incentives compete with those of the United States is included in Appendix 6.

Niagara Region plays a leading role in promoting Niagara to the World through the employment priority area suite of programs.

## **Brownfield Priority Area**



The Brownfield priority area holds a total of three discretionary programs (“Brownfield RDC Deferral”, “Brownfield TIG Tier 1 and Tier 2”, and “Large-scale Brownfield Regional DC Grant”) each with the goal of assisting developers with the cost of remediating contaminated lands for the purpose of development. These incentives help to create an even-playing field so that brownfield projects are viable, and the upfront cost of remediation is less of a barrier to actualizing development.

Remediation of brownfield sites across the globe has been a best practice to revitalize contaminated derelict properties that once provided a benefit to surrounding communities but have closed and are no longer providing benefit. Transforming these sites into vibrant mixed-use places addresses the negative impacts from these vacant sites, cleans up contamination on the lands, and takes advantage of the many municipal services that surround the properties such as below grade infrastructure, roads, transit, and others. For the Region to incentivize the remediation of brownfields from vacant and contaminated sites to mixed-use centres contributes positively to housing supply, employment, complete communities, and increased assessment.

To improve effectiveness in this priority area, it is recommended that the “Brownfield TIG Tier 1 and Tier 2” program, which is a matching program within local Community Improvement Plans (CIP), be simplified by removing the affordable housing component which determines the percentage of tax increment. Instead, the BTIG Tier 1 and 2 will each have a grant amount of up to 80% of the tax increment. Removing this criterion from the program will help simplify the delivery of the program as the grant percentage for both tiers will be the same and affordable housing incentives will be delivered through the affordable housing priority area.

Feedback from the consultation sessions see (Appendix 5) illuminated the importance of maintaining simple, consistent, and targeted brownfield incentive programs. This feedback is especially important as brownfield project timelines can be long and at times unpredictable when compared to a typical greenfield development. In addition, much of the remediation work to clean up sites occurs out of pocket by the developer and without institutional financing.

## **Public Realm**

The Public Realm priority area consists of one program, the “Public Realm Investment Program (PRIP)”. This program provides matching grants to Area Municipalities and the NPCA for streetscape enhancements along Regional Roads and adjacent public spaces.

Since the Public Realm priority area consists of one program that is not available to the public, it does not align with the other priority areas which are aimed at incentivizing development.

This report recommends that PRIP is better suited to being integrated within current Public Works policies that direct cost sharing protocols between the Region and the Area Municipalities. Public Works is currently updating their policy set and this is the optimal moment to transfer PRIP out of the NRIP. This will simplify the NRIP by removing the Public Realm priority area which is not available to the development industry.

### **Consultation:**

In preparation for this report, consultations were carried out through workshops with Area Municipalities on April 27, April 29, May 2, 2024; development industry focus group meeting on June 13, 2024; a Council information session on June 27, 2024; and a workshop with the development industry held on July 18, 2024 (See Appendix 5).

In reviewing the effectiveness and challenges of the NRIP and through the consultation with Area Municipalities and the Development Industry a range of administrative improvements have been identified in Appendix 5 and are summarized below:

- **Increased Education and Training**  
Due to high staff turnover in incentive administration, Area Municipal staff and the development industry identified the need for increased education for all staff who administer incentives. The creation of training videos focused on Regional program processes has been identified as a solution in the onboarding of new Municipal staff.
- **Alignment between the Region and the Area Municipalities**  
Working together requires better alignment approaches to ensure that both tiers of government are able to respond to the needs of the development community. This includes the alignment of timing, deadlines, approval cycles, working around changes in legislation and bylaw updates. Better alignment also includes collecting information and metrics in the same way and using consistent terminology and information.
- **Simplification of Administrative Processes**  
Regional incentive programs have been identified as being complex to use. Both the Area Municipalities and development industry want to see simplified Regional

paperwork, the removal of duplication, and the creation of streamlined application processes. To address these concerns, staff will be updating procedures and application forms to create better ease-of-use and adding website enhancements that will help developers to navigate the programs.

- **Consistency**  
The Region and the Area Municipalities will work together to drive forward an approach to greater consistency. This includes consistency of terms and definitions, timing, and submission cycles, delivery of programs terms and eligibility. Enhancing consistency will improve the level of service and increase the level of understanding for all programs.
- **Financial Sustainability**  
Funding incentive programs - both at the Area Municipality and Regional level - needs to be strategic, having sufficient funds to leverage intended outcomes, and ensure that funding long-term incentives is predictable.
- **Develop Metrics**  
To enhance the effectiveness of programs, future financial considerations must be guided by program performance over time. Programs must be targeted and designed to capture metrics and key performance indicators that can be used to monitor program performance and ensure that programs are actualizing intended development outcomes. These indicators would be developed in collaboration with Area Municipalities.

## **Alternatives Reviewed**

Regional Council could choose to not approve the recommendations and keep the Incentive Policy as is. This alternative is not recommended as the Policy can be improved and simplified in the following: removing programs which have been replaced by Provincial legislation, programs which are inactive due to insufficient funding, and programs which would benefit from revamping to address the current needs of Niagara, specifically, purpose-built rental housing. In addition, the NRIP with the recommended revisions continues to meet the objectives of providing funding for specific types of development that would not occur without public financial assistance; minimizing or removing financial barriers that hold back specific types of development, and investing to unlock wider economic opportunities that spur on other developments within the surrounding geographic area.

## **Relationship to Council Strategic Priorities**

The work described in this report contributes to Regional Council's 2023-2026 Strategic Priorities and its pillars relating to exploring ways to improve the effectiveness of the Incentive Policy, support more effective incentivization approaches to deliver affordable and attainable housing and incentives aimed at attracting employment.

- Effective Region
  - 1.2 Explore and implement opportunities to improve service delivery outcomes through shared services.
  
- Equitable Region
  - 3.2: Support growth and development following Bill 23, More Homes Built Faster Act, 2022
  - 3.3: Improve access to affordable and attainable housing
  
- Prosperous Region
  - 4.1 Attract and retain businesses, create jobs and support a skilled workforce in Niagara

## **Other Pertinent Reports**

- PDS 42-2017 Overview of 2018 Incentive Review
- PDS-C 19-2018 ICOP Phase 1 Audit Report on Regional Incentive Review
- PDS-C 31-2018 ICOP Phase 2 Audit Report on Regional Incentive Review
- PDS-C 38-2018 Local Municipal Responses to Incentive Review Audit Report
- PDS 22-2019 Regional Incentives Financial Information
- PDS 34-2019 Grants and Incentives Review
- CSD 55-2020 Sustainability Review Final Report
- PDS 31-2021 Niagara Region Incentives Policy
- PDS 3-2022 Regional Transitional Incentive Timelines
- PDS 16-2022 SNIP Tax Increment Grant 2022 Update
- PDS C-11 2024 Inventory of Current Regional Incentives and Grants

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This report was prepared in consultation with Beth Brens, Associate Director of Budget Planning and Strategy, Blair Hutchings, Manager of Revenue Planning and Strategy, Alex Rotundo, Senior Tax and Revenue Analyst, Marco Marino, Director of Economic Development, Daniel Turner, Manager of Strategic Growth Services, Diana Morreale, Director Growth Management and Planning, Julianna Vanderlinde, Grants and Incentives Program Manager, and reviewed by Susan White, Program Financial Specialist

## **Appendices**

Appendix 1: Existing Niagara Regional Incentives Policy C-A-028

Appendix 2: Niagara Regional Incentives Policy with Amendments

Appendix 3: Regional Incentives Policy 2024

Appendix 4: Council Information Session Handout

Appendix 5: Engagement and Consultation Summary

Appendix 6: Summary of Employment Incentives Within Canada and the United States

<i>Policy Category</i> Administrative	<i>Name of Policy</i> Niagara Region Incentives Policy
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<b>Policy Owner</b>	Planning and Development Services, Community and Long Range Planning, Director of Community and Long Range Planning
<b>Approval Body</b>	Regional Council
<b>Approval Date</b>	August 26, 2021
<b>Effective Date</b>	January 1, 2022
<b>Review by Date</b>	Within five years of effective date

**1. Policy**

This policy identifies Regional incentive programs aligning per Council direction with the Council Priority Areas of Affordable Housing, Employment, Brownfield Remediation and Public Realm, and outlines general objectives and parameters for these programs.

1.1. This policy pertains to the programs listed in [Appendix A: Regional Incentive Programs](#).

1.2. Incentives are provided in these priority areas with the following goals:

1.2.1. To increase the amount of affordable housing in Niagara, particularly the supply of purpose-built rental housing, and to maintain existing affordable rental housing stock;

1.2.2. To attract and retain new businesses and full-time jobs to Niagara;

1.2.3. To encourage the remediation of contaminated sites for better environmental, economic, health and safety and urban planning outcomes; and

1.2.4. To improve the accessibility, sustainability and attractiveness of public spaces on Regional roads in core areas, and coordinate investment and workplans for major capital projects in the public realm.

1.3. Eligibility, application, approval, documentation, reporting, tracking, monitoring and payment requirements and practices for these Regional incentive programs will be outlined in the Procedures related to this policy.

1.4. Incentives will be provided subject to budgetary availability.

1.5. For Regional incentive programs requiring applications, only complete, correct and conforming applications will be considered.

1.6. Payment of grant incentives is contingent on compliance with all program requirements.

<i>Policy Category</i>	<i>Name of Policy</i>
Administrative	Niagara Region Incentives Policy

1.7. Key incentive program data and performance indicators will be collected, reviewed and reported on to demonstrate program effectiveness and accountability.

1.8. Clear, consistent information on Regional incentive programs will be provided to program partners and stakeholders.

**2. Purpose**

The purpose of this policy is to align Regional incentive programs with the four priority areas of Affordable Housing, Employment, Brownfield Remediation, and Public Realm identified by Regional Council, and to consolidate them under one policy.

**3. Scope**

Where incentives in this policy relate to mandatory Development Charge incentives, the incentives will continue until changed in the Development Charge Act. Where incentives in this policy relate to discretionary Regional Development Charge incentives, the incentives of Development Charge Bylaw 2017-98 will continue until the expiry of the bylaw on August 31, 2022.

No duplication of the following incentives is permitted:

- Affordable and Supportive Housing Regional Development Charge Deferral in this policy and the discretionary Affordable Housing Regional Development Charge Deferral, Section 11(f) of Bylaw 2017-98
- Employment Regional Development Charge Grant in this policy and the discretionary Industrial Regional Development Charge Grant, Section 17(c) of Bylaw 2017-98
- Brownfield Regional Development Charge Deferral in this policy and the discretionary Brownfield Regional Development Charge Grant, Section 14 of Bylaw 2017-98
- Intensification Regional Development Charge Grant in this policy and Intensification Regional Development Charge Grant, Section 16 of Bylaw 2017-98
- 50% Industrial Expansion Regional Development Charge Grant in this policy and 50% Industrial Expansion Regional Development Charge Grant, Section 17 (a) and (b) of Bylaw 2017-98

**3.1. Roles and Responsibilities**

**3.1.1 Regional Council**

Approves, by resolution, the Regional Incentives Policy and any updates as necessary every five years.

<i>Policy Category</i>	<i>Name of Policy</i>
Administrative	Niagara Region Incentives Policy

Approves budget allocation to fund Regional incentive programs.

Approves in-year and year-end funding requirements of budget variances related to Regional incentive programs.

**3.1.2 Corporate Leadership Team**

Approves the Procedures related to this policy and any updates as necessary.

Provides budget recommendations to Council with respect to funding Regional incentive programs.

**3.1.3 Commissioner, Planning and Development Services or Designate**

Reviews and updates the Regional Incentives Policy as necessary every five years and submits any necessary changes for Council approval.

Creates necessary guiding strategies, supporting frameworks and procedures as required to administer this policy which may be amended from time to time.

Monitors compliance and adherence to this policy.

Develops and maintains appropriate tracking of Regional incentive programs covered under this policy and in related policies, programs or legislation, and reports on them annually to Regional Council.

Carries out the above tasks in coordination with Regional Commissioners, Directors, other Regional staff involved in administering these Regional incentive programs.

Provides recommendations to the Corporate Leadership Team with respect to incentive program funding.

**3.1.4 Commissioner, Corporate Services or Designate**

Coordinates with Commissioner of Planning and Development Services or designate in administration, tracking and reporting of incentive policies and programs outlined in this policy and in related policies, programs or legislation.

Oversees Regional Development Charge Bylaw updates and recommends revisions as required to Regional Incentives Policy and relevant programs should the Development Charges Act be revised.

Provides recommendations to the Corporate Leadership Team with respect to incentive program funding.

**3.1.5 Director, Economic Development or Designate**

Coordinates with Commissioner of Planning and Development Services or designate in administration, tracking and reporting of incentive policies and programs outlined in this policy and in related policies, programs or legislation.



<i>Policy Category</i>	<i>Name of Policy</i>
Administrative	Niagara Region Incentives Policy

Provides recommendations to the Corporate Leadership Team with respect to incentive program funding.

**3.1.6 Commissioner, Community Services or Designate**

Coordinates with Commissioner of Planning and Development Services or designate in administration, tracking and reporting of incentive policies and programs outlined in this policy and in related policies, programs or legislation.

Provides recommendations to the Corporate Leadership Team with respect to incentive program funding.

**3.1.7 Director, Housing Services/CEO, Niagara Regional Housing or Designate**

Coordinates with Commissioner of Planning and Development Services or designate in administration, tracking and reporting of incentive policies and programs outlined in this policy and in related policies, programs or legislation.

Provides recommendations to the Corporate Leadership Team with respect to incentive program funding.

**3.1.8 Director, Legal and Court Services or Designate**

Ensures that all Regional incentive program agreements satisfy all legal requirements as outlined in appropriate legislation and appropriately mitigate legal exposure for Niagara Region.

**4. References and Related Documents.**

**4.1. Legislation, By-Laws and/or Directives**

- Planning Act, R.S.O. 1990, c. P.13
- Municipal Act, 2001, S.O. 2001, c. 25
- Development Charges Act, 1997, S.O. 1997
- Canada-Ontario Community Housing Initiative
- Ontario Priorities Housing Initiative
- ICP 97-2011
- ICP 33-2013
- ICP 118-2013
- PDS-C 3-2017
- By-law 2017-89
- By-law 2017-98
- CSD 34-2019
- COM-C 32-2020

<i>Policy Category</i> Administrative	<i>Name of Policy</i> Niagara Region Incentives Policy
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**4.2. Procedures**

Procedures for programs outlined in this policy organized by each of the four Priority Areas will be forthcoming.

**5. Related Policies**

- Regional Development Charges Deferral Payment Policy

**6. Appendices**

- [Appendix A: Regional Incentive Programs](#)

**7. Document Control**

The electronic version of this document is recognized as the only valid version.

**Approval History**

Approver(s)	Approved Date	Effective Date
Council		

**Revision History**

Revision No.	Date	Summary of Change(s)	Changed by

<i>Policy Category</i> Administrative	<i>Name of Policy</i> Niagara Region Incentives Policy
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## Appendix A: **AMENDED** Regional Incentive Programs

Program	Program Description	Grant Type
<b>AFFORDABLE HOUSING</b>		
<b>Partnership Housing Program</b>	Partnerships with for- and non-profits to generate more purpose-built rental and move clients off the housing waitlist by using a suite of Regional incentives customized by project	Suite of Incentives (e.g., TIGs, DC grants and deferrals) for Affordable Housing Capital Development
<b>Affordable and Supportive Housing RDC Deferral</b>	A deferral of Regional DCs for affordable or supportive housing units in projects having an agreement with a Regional department or agency for as long as the units remain affordable	Regional Development Charge Deferral
<b>Non-profit Affordable Rental Housing RDC Deferral</b>	A deferral of 50-100% of Regional DCs depending on level of affordability for affordable rental housing units with CMHC funding for as long as the units remain affordable as defined	Regional Development Charge Deferral
<b>Non-Profit RDC-based Grant</b>	A grant for up to 100% of DCs payable for eligible non-profit developments	Regional Development Charge Grant
<b>Intensification RDC Grant</b>	A grant providing DC relief to secondary suites created within or on the property of residential dwellings as required in the DC Act and until no longer mandatory in the Act.	Regional Development Charge Grant
<b>Residential Rental Grant</b>	A grant for the creation of secondary suites within or on the property of a residence which remain at affordable rental levels for at least 10 years	Regional Project Grant

<i>Policy Category</i> Administrative	<i>Name of Policy</i> Niagara Region Incentives Policy
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<b>Small Building Rental Grant</b>	A grant for the construction of up to five units, up to \$15k/unit, provided units remain at affordable rental levels for at least 10 years	Regional Project Grant
<b>Welcome Home Niagara Home Ownership Program</b>	A forgivable loan for downpayment assistance of 5% to a maximum of \$20,296 (purchase price not to exceed \$405,930), as amended from time to time, for renters at specific income levels purchasing a home	Forgivable Loan
<b>Niagara Renovates Homeownership</b>	Forgivable loan over 10 years for repairs and accessibility modifications for low and moderate income households	Forgivable Loan
<b>Niagara Renovates Multi-residential</b>	Forgivable loan over 15 years to fund repairs or provide accessibility for affordable units in multi-unit buildings	Forgivable Loan
<b>Non-Profit and Co-op Capital Repair Costs</b>	Funding for capital repairs to non-profit and co-op housing providers having agreements with NRH	Forgivable Loan
<b>Housing Provider Capital Loan Program</b>	Emergency loan program, with 25% forgivable over time, to support repairs to non-profit and co-op affordable housing providers having agreements with NRH	Loan and Grant
<b>EMPLOYMENT</b>		
<b>Gateway CIP Tax Increment Grant</b>	A matching tax increment grant for projects in the Gateway CIP area with eligible scores on economic and environmental criteria which result in increased assessment value	Tax Increment Grant (Local and Regional Gateway CIP)

<i>Policy Category</i> Administrative	<i>Name of Policy</i> Niagara Region Incentives Policy
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<b>Gateway CIP RDC-based Grant</b>	A matching grant of Regional DCs payable for projects with exceptional scores (14+) on Gateway CIP criteria	Regional DC Grant (Local and Regional Gateway CIP)
<b>Niagara Employment Partnership TIG</b>	A matching tax increment grant for projects approved under local CIPs with eligible scores on economic and environmental criteria resulting in increased assessment value	Tax Increment Grant (Local CIP)
<b>Industrial Use RDC-based Grant</b>	A grant equal to 100% of Regional DCs for new or expanded industrial developments meeting the definition of Industrial Use	Regional Development Charge Grant
<b>Employment Regional DC-based Grant</b> <b>NOTE: This program inaccessible for duration of Industrial RDC Grant</b>	A grant equal to a percentage of Regional DCs payable based on creation of full time jobs in manufacturing and professional, scientific and technical services sectors	Regional Development Charge Grant
<b>50% Industrial Expansion RDC Grant</b>	A grant equal to Regional DCs for enlargements to existing industrial buildings for up to 50% of original gross floor area as required in the DC Act and until no longer mandatory in the Act.	Regional Development Charge Grant
<b>BROWNFIELD REMEDIATION</b>		
<b>Brownfield TIG Tier 1: Select Sites</b>	A matching tax increment grant for remediation costs on major brownfield sites whose remediation will result in significant economic, environmental, social, and health benefits; increased benefit for projects with affordable housing	Tax Increment Grant (Local CIP)

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<b>Brownfield TIG Tier 2</b>	A matching tax increment grant (for remediation costs of brownfield sites eligible through local CIPs; increased benefit for projects with affordable housing)	Tax Increment Grant (Local CIP)
<b>Brownfield Regional DC Deferral</b>	A deferral of Regional DCs for eligible brownfield sites until an occupancy permit is issued or up to five years from signing of agreement	Regional Development Charge Deferral
<b>Large-scale Brownfield Regional DC Grant</b>	A grant equal to Regional DCs for projects meeting the definition of brownfield, over 10 hectares in size, and in a Secondary Plan area or area subject to a Secondary Plan process as of August 25, 2022	Regional Development Charge Grant
<b>PUBLIC REALM</b>		
<b>Public Realm Investment Program</b>	Matching grant for capital projects that provide public realm enhancements on Regional roads in core areas	Regional Matching Grant to Local Area Municipality



<i>Policy Category</i> Administrative	<i>Name of Policy</i> Niagara Region Incentives Policy
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<b>Policy Owner</b>	<del>Planning and Development Services (Growth Strategy and Economic Development)</del>
<b>Approval Body</b>	Regional Council
<b>Approval Date</b>	September 05, 2024
<b>Effective Date</b>	January 1, 2025
<b>Review by Date</b>	Within two years of effective date, January 2027

**1. Policy**

This policy identifies Regional incentive programs aligning per Council direction with the Council Priority Areas of Affordable Housing, Employment, Brownfield Remediation and Public Realm, and outlines general objectives and parameters for these programs.

1.1. This policy pertains to the programs listed in [Appendix A: Regional Incentive Programs](#).

1.2. Incentives are provided in these priority areas with the following goals:

1.2.1. To increase the amount of affordable housing in Niagara, particularly the supply of purpose-built rental housing, and to maintain existing affordable rental housing stock;

1.2.2. To attract and retain new businesses and full-time jobs to Niagara;

1.2.3. To encourage the remediation of contaminated sites for better environmental, economic, health and safety and urban planning outcomes.

~~1.2.4. To improve the accessibility, sustainability and attractiveness of public spaces on Regional roads in core areas, and coordinate investment and workplans for major capital projects in the public realm.~~

1.3. Eligibility, application, approval, documentation, reporting, tracking, monitoring and payment requirements and practices for these Regional incentive programs will be outlined in the Procedures related to this policy.

1.4. Incentives will be provided subject to budgetary availability.

1.5. For Regional incentive programs requiring applications, only complete, correct and conforming applications will be considered.

1.6. Payment of grant incentives is contingent on compliance with all program requirements.



<i>Policy Category</i>	<i>Name of Policy</i>
Administrative	Niagara Region Incentives Policy

1.7. Key incentive program data and performance indicators will be collected, reviewed and reported on to demonstrate program effectiveness and accountability.

1.8. Clear, consistent information on Regional incentive programs will be provided to program partners and stakeholders.

**2. Purpose**

The purpose of this policy is to align Regional incentive programs with the three ~~four~~ priority areas of Affordable Housing, Employment, Brownfield Remediation. ~~and Public Realm~~ identified by Regional Council, and to consolidate them under one policy.

**3. Scope**

Where incentives in this policy relate to mandatory Development Charge incentives, the incentives will continue until changed in the Development Charge Act. Where incentives in this policy relate to discretionary Regional Development Charge incentives, the incentives of Development Charge Bylaw 2022-71 will continue until the expiry of the bylaw on August 31, 2027.

No duplication of the following incentives is permitted:

- Affordable and Supportive Housing Regional Development Charge Deferral in this policy
- Employment Regional Development Charge Grant in this policy
- Brownfield Regional Development Charge Deferral in this policy
- Intensification Regional Development Charge Grant in this policy and Intensification Regional Development Charge Grant, Section 18 (a) & (b) of Bylaw 2022-71
- 50% Industrial Expansion Regional Development Charge Grant in this policy and 50% Industrial Expansion Regional Development Charge Grant, Section 12 to 17 of Bylaw 2022-71

**3.1. Roles and Responsibilities**

**3.1.1 Regional Council**

Approves, by resolution, the Regional Incentives Policy and any updates as necessary every five years.

Approves budget allocation to fund Regional incentive programs.

Approves in-year and year-end funding requirements of budget variances related to Regional incentive programs.

**3.1.2 Corporate Leadership Team**





<i>Policy Category</i>	<i>Name of Policy</i>
Administrative	Niagara Region Incentives Policy

Approves the Procedures related to this policy and any updates as necessary.

Provides budget recommendations to Council with respect to funding Regional incentive programs.

**3.1.3 Commissioner, ~~Planning and Development Services (Growth Strategy and Economic Development)~~ or Designate**

Reviews and updates the Regional Incentives Policy as necessary every five years and submits any necessary changes for Council approval.

Creates necessary guiding strategies, supporting frameworks and procedures as required to administer this policy which may be amended from time to time.

Monitors compliance and adherence to this policy.

Develops and maintains appropriate tracking of Regional incentive programs covered under this policy and in related policies, programs or legislation, and reports on them annually to Regional Council.

Carries out the above tasks in coordination with Regional Commissioners, Directors, other Regional staff involved in administering these Regional incentive programs.

Provides recommendations to the Corporate Leadership Team with respect to incentive program funding.

**3.1.4 Commissioner, Corporate Services or Designate**

Coordinates with Commissioner of ~~Planning and Development Services Growth Strategy and Economic Development~~ or designate in administration, tracking and reporting of incentive policies and programs outlined in this policy and in related policies, programs or legislation.

Oversees Regional Development Charge Bylaw updates and recommends revisions as required to Regional Incentives Policy and relevant programs should the Development Charges Act be revised.

Provides recommendations to the Corporate Leadership Team with respect to incentive program funding.

**3.1.5 Director, Economic Development or Designate**

Coordinates with Commissioner of ~~Planning and Development Services Growth Strategy and Economic Development~~ or designate in administration, tracking and reporting of incentive policies and programs outlined in this policy and in related policies, programs or legislation.

Provides recommendations to the Corporate Leadership Team with respect to incentive program funding.



<i>Policy Category</i>	<i>Name of Policy</i>
Administrative	Niagara Region Incentives Policy

**3.1.6 Commissioner, Community Services or Designate**

Coordinates with Commissioner of ~~Planning and Development Services Growth Strategy and Economic Development~~ or designate in administration, tracking and reporting of incentive policies and programs outlined in this policy and in related policies, programs or legislation.

Provides recommendations to the Corporate Leadership Team with respect to incentive program funding.

**3.1.7 Director, Housing Services/CEO, Niagara Regional Housing or Designate**

Coordinates with Commissioner of ~~Planning and Development Services Growth Strategy and Economic Development~~ or designate in administration, tracking and reporting of incentive policies and programs outlined in this policy and in related policies, programs or legislation.

Provides recommendations to the Corporate Leadership Team with respect to incentive program funding.

**3.1.8 Director, Legal and Court Services or Designate**

Ensures that all Regional incentive program agreements satisfy all legal requirements as outlined in appropriate legislation and appropriately mitigate legal exposure for Niagara Region.

**4. References and Related Documents.**

**4.1. Legislation, By-Laws and/or Directives**

- Planning Act, R.S.O. 1990, c. P.13
- Municipal Act, 2001, S.O. 2001, c. 25
- Development Charges Act, 1997, S.O. 1997
- Canada-Ontario Community Housing Initiative
- Ontario Priorities Housing Initiative
- ICP 97-2011
- ICP 33-2013
- ICP 118-2013
- PDS-C 3-2017
- By-law 2017-89
- By-law 2017-98
- CSD 34-2019
- COM-C 32-2020

**4.2. Procedures**

<i>Policy Category</i> Administrative	<i>Name of Policy</i> Niagara Region Incentives Policy
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Procedures for programs outlined in this policy organized by each of the ~~three~~ **four** Priority Areas will be forthcoming.

**5. Related Policies**

- Regional Development Charges Deferral Payment Policy

**6. Appendices**

- [Appendix A: Regional Incentive Programs](#)

**7. Document Control**

The electronic version of this document is recognized as the only valid version.

**Approval History**

Approver(s)	Approved Date	Effective Date
Council		

**Revision History**

Revision No.	Date	Summary of Change(s)	Changed by



<i>Policy Category</i> Administrative	<i>Name of Policy</i> Niagara Region Incentives Policy
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## Appendix A: **AMENDED** Regional Incentive Programs

Program	Program Description	Grant Type
<b>AFFORDABLE HOUSING</b>		
<b>Partnership Housing Program</b>  <b>TO BE ASSESSED</b>	Partnerships with for- and non-profits to generate more purpose-built rental and move clients off the housing waitlist by using a suite of Regional incentives customized by project	Suite of Incentives (e.g., TIGs, DC grants and deferrals) for Affordable Housing Capital Development
<b>Affordable and Supportive Housing RDC Deferral</b>	A deferral of Regional DCs for affordable or supportive housing units in projects having an agreement with a Regional department or agency for as long as the units remain affordable	Regional Development Charge Deferral
<b>Non-profit Affordable Rental Housing RDC Deferral</b>  <b>( MANDATORY: MOVED OUT OF THE POLICY DUE TO BILL 23)</b>	A deferral of 50-100% of Regional DCs depending on level of affordability for affordable rental housing units with CMHC funding for as long as the units remain affordable as defined	Regional Development Charge Deferral
<b>Non-Profit RDC-based Grant</b>	A grant for up to 100% of DCs payable for eligible non-profit developments	Regional Development Charge Grant
<b>Intensification RDC Grant</b>  <b>( MANDATORY: MOVED OUT OF THE POLICY DUE TO BILL 23)</b>	A grant providing DC relief to secondary suites created within or on the property of residential dwellings as required in the DC Act and until no longer mandatory in the Act.	Regional Development Charge Grant
<b>Residential Rental Grant</b>	A grant for the creation of secondary suites within or on the property of a residence which remain at affordable rental levels for at least 10 years	Regional Project Grant

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<b>DISCONTINUE AND BUDGET ABSORBED INTO NEW PROGRAM</b>		
<b>Small Building Rental Grant</b> <b>DISCONTINUE AND BUDGET ABSORBED INTO NEW PROGRAM</b>	A grant for the construction of up to five units, up to \$15k/unit, provided units remain at affordable rental levels for at least 10 years	Regional Project Grant
<b>Welcome Home Niagara Home Ownership Program</b> <b>(RELOCATED TO HOUSING SERVICES PROGRAMS)</b>	A forgivable loan for downpayment assistance of 5% to a maximum of \$20,296 (purchase price not to exceed \$405,930), as amended from time to time, for renters at specific income levels purchasing a home	Forgivable Loan
<b>Niagara Renovates Homeownership</b> <b>(RELOCATED TO HOUSING SERVICES PROGRAMS)</b>	Forgivable loan over 10 years for repairs and accessibility modifications for low and moderate income households	Forgivable Loan
<b>Niagara Renovates Multi-residential</b> <b>(RELOCATED TO HOUSING SERVICES PROGRAMS)</b>	Forgivable loan over 15 years to fund repairs or provide accessibility for affordable units in multi-unit buildings	Forgivable Loan
<b>Non-Profit and Co-op Capital Repair Costs</b> <b>(RELOCATED TO HOUSING SERVICES PROGRAMS)</b>	Funding for capital repairs to non-profit and co-op housing providers having agreements with NRH	Forgivable Loan
<b>Housing Provider Capital Loan Program</b> <b>(RELOCATED TO HOUSING SERVICES PROGRAMS)</b>	Emergency loan program, with 25% forgivable over time, to support repairs to non-profit and co-op affordable housing providers having agreements with NRH	Loan and Grant
<b>EMPLOYMENT</b>		



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<b>Gateway CIP Tax Increment Grant</b>	A matching tax increment grant for projects in the Gateway CIP area with eligible scores on economic and environmental criteria which result in increased assessment value	Tax Increment Grant (Local and Regional Gateway CIP)
<b>Gateway CIP RDC-based Grant</b>	A matching grant of Regional DCs payable for projects with exceptional scores (14+) on Gateway CIP criteria	Regional DC Grant (Local and Regional Gateway CIP)
<b>Niagara Employment Partnership TIG</b>	A matching tax increment grant for projects approved under local CIPs with eligible scores on economic and environmental criteria resulting in increased assessment value	Tax Increment Grant (Local CIP)
<b>Industrial Use RDC-based Grant</b>	A grant equal to 100% of Regional DCs for new or expanded industrial developments meeting the definition of Industrial Use	Regional Development Charge Grant
<b>Employment Regional DC-based Grant</b> <b>NOTE: This program inaccessible for duration of Industrial RDC Grant</b>	A grant equal to a percentage of Regional DCs payable based on creation of full time jobs in manufacturing and professional, scientific and technical services sectors	Regional Development Charge Grant
<b>50% Industrial Expansion RDC Grant</b> <b>(MANDATORY MOVED OUTSIDE OF THE POLICY)</b>	A grant equal to Regional DCs for enlargements to existing industrial buildings for up to 50% of original gross floor area as required in the DC Act and until no longer mandatory in the Act.	Regional Development Charge Grant
<b>BROWNFIELD REMEDIATION</b>		
<b>Brownfield TIG Tier 1: Select Sites</b>	A matching tax increment grant for remediation costs on major brownfield sites whose remediation will result in significant economic,	Tax Increment Grant (Local CIP)



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	environmental, social, and health benefits; <del>increased benefit for projects with affordable housing</del>  Affordable Housing component is removed	
<b>Brownfield TIG Tier 2</b>	A matching tax increment grant (for remediation costs of brownfield sites eligible through local CIPs; <del>increased benefit for projects with affordable housing</del>  Affordable housing component is removed.	Tax Increment Grant (Local CIP)
<b>Brownfield Regional DC Deferral</b>	A deferral of Regional DCs for eligible brownfield sites until an occupancy permit is issued or up to five years from signing of agreement	Regional Development Charge Deferral
<b>Large-scale Brownfield Regional DC Grant</b>	A grant equal to Regional DCs for projects meeting the definition of brownfield, over 10 hectares in size, and in a Secondary Plan area or area subject to a Secondary Plan process as of August 25, 2022	Regional Development Charge Grant
<b>PUBLIC REALM</b>		
<b>Public Realm Investment Program</b>  <b>(MOVED OUTSIDE OF THE POLICY TO PUBLIC WORKS)</b>	Matching grant for capital projects that provide public realm enhancements on Regional roads in core areas	Regional Matching Grant to Local Area Municipality



<i>Policy Category</i> Administrative	<i>Name of Policy</i> Niagara Region Incentives Policy
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<b>Policy Owner</b>	Growth Strategy and Economic Development
<b>Approval Body</b>	Regional Council
<b>Approval Date</b>	September 05, 2024
<b>Effective Date</b>	January 1, 2025
<b>Review by Date</b>	Within two years of effective date, January 2027

**1. Policy**

This policy identifies Regional incentive programs aligning per Council direction with the Council Priority Areas of Affordable Housing, Employment, Brownfield Remediation and Public Realm, and outlines general objectives and parameters for these programs.

1.1. This policy pertains to the programs listed in [Appendix A: Regional Incentive Programs](#).

1.2. Incentives are provided in these priority areas with the following goals:

- 1.2.1. To increase the amount of affordable housing in Niagara, particularly the supply of purpose-built rental housing, and to maintain existing affordable rental housing stock;
- 1.2.2. To attract and retain new businesses and full-time jobs to Niagara;
- 1.2.3. To encourage the remediation of contaminated sites for better environmental, economic, health and safety and urban planning outcomes.

1.3. Eligibility, application, approval, documentation, reporting, tracking, monitoring and payment requirements and practices for these Regional incentive programs will be outlined in the Procedures related to this policy.

1.4. Incentives will be provided subject to budgetary availability.

1.5. For Regional incentive programs requiring applications, only complete, correct and conforming applications will be considered.

1.6. Payment of grant incentives is contingent on compliance with all program requirements.

1.7. Key incentive program data and performance indicators will be collected, reviewed and reported on to demonstrate program effectiveness and accountability.





<i>Policy Category</i>	<i>Name of Policy</i>
Administrative	Niagara Region Incentives Policy

1.8. Clear, consistent information on Regional incentive programs will be provided to program partners and stakeholders.

**2. Purpose**

The purpose of this policy is to align Regional incentive programs with the three priority areas of Affordable Housing, Employment, Brownfield Remediation identified by Regional Council, and to consolidate them under one policy.

**3. Scope**

Where incentives in this policy relate to mandatory Development Charge incentives, the incentives will continue until changed in the Development Charge Act. Where incentives in this policy relate to discretionary Regional Development Charge incentives, the incentives of Development Charge Bylaw 2022-71 will continue until the expiry of the bylaw on August 31, 2027.

No duplication of the following incentives is permitted:

- Affordable and Supportive Housing Regional Development Charge Deferral in this policy
- Employment Regional Development Charge Grant in this policy
- Brownfield Regional Development Charge Deferral in this policy
- Intensification Regional Development Charge Grant in this policy and Intensification Regional Development Charge Grant, Section 18 (a) & (b) of Bylaw 2022-71
- 50% Industrial Expansion Regional Development Charge Grant in this policy and 50% Industrial Expansion Regional Development Charge Grant, Section 12 to 17 of Bylaw 2022-71

**3.1. Roles and Responsibilities**

**3.1.1 Regional Council**

Approves, by resolution, the Regional Incentives Policy and any updates as necessary every five years.

Approves budget allocation to fund Regional incentive programs.

Approves in-year and year-end funding requirements of budget variances related to Regional incentive programs.

**3.1.2 Corporate Leadership Team**

Approves the Procedures related to this policy and any updates as necessary.

Provides budget recommendations to Council with respect to funding Regional incentive programs.



<i>Policy Category</i>	<i>Name of Policy</i>
Administrative	Niagara Region Incentives Policy

**3.1.3 Commissioner, Growth Strategy and Economic Development or Designate**

Reviews and updates the Regional Incentives Policy as necessary every five years and submits any necessary changes for Council approval.

Creates necessary guiding strategies, supporting frameworks and procedures as required to administer this policy which may be amended from time to time.

Monitors compliance and adherence to this policy.

Develops and maintains appropriate tracking of Regional incentive programs covered under this policy and in related policies, programs or legislation, and reports on them annually to Regional Council.

Carries out the above tasks in coordination with Regional Commissioners, Directors, other Regional staff involved in administering these Regional incentive programs.

Provides recommendations to the Corporate Leadership Team with respect to incentive program funding.

**3.1.4 Commissioner, Corporate Services or Designate**

Coordinates with Commissioner of Growth Strategy and Economic Development or designate in administration, tracking and reporting of incentive policies and programs outlined in this policy and in related policies, programs or legislation.

Oversees Regional Development Charge Bylaw updates and recommends revisions as required to Regional Incentives Policy and relevant programs should the Development Charges Act be revised.

Provides recommendations to the Corporate Leadership Team with respect to incentive program funding.

**3.1.5 Director, Economic Development or Designate**

Coordinates with Commissioner of Growth Strategy and Economic Development or designate in administration, tracking and reporting of incentive policies and programs outlined in this policy and in related policies, programs or legislation.

Provides recommendations to the Corporate Leadership Team with respect to incentive program funding.

**3.1.6 Commissioner, Community Services or Designate**

Coordinates with Commissioner of Growth Strategy and Economic Development or designate in administration, tracking and reporting of incentive policies and programs outlined in this policy and in related policies, programs or legislation.

Provides recommendations to the Corporate Leadership Team with respect to incentive program funding.

<i>Policy Category</i>	<i>Name of Policy</i>
Administrative	Niagara Region Incentives Policy

**3.1.7 Director, Housing Services/CEO, Niagara Regional Housing or Designate**

Coordinates with Commissioner of Growth Strategy and Economic Development or designate in administration, tracking and reporting of incentive policies and programs outlined in this policy and in related policies, programs or legislation.

Provides recommendations to the Corporate Leadership Team with respect to incentive program funding.

**3.1.8 Director, Legal and Court Services or Designate**

Ensures that all Regional incentive program agreements satisfy all legal requirements as outlined in appropriate legislation and appropriately mitigate legal exposure for Niagara Region.

**4. References and Related Documents.**

**4.1. Legislation, By-Laws and/or Directives**

- Planning Act, R.S.O. 1990, c. P.13
- Municipal Act, 2001, S.O. 2001, c. 25
- Development Charges Act, 1997, S.O. 1997
- Canada-Ontario Community Housing Initiative
- Ontario Priorities Housing Initiative
- ICP 97-2011
- ICP 33-2013
- ICP 118-2013
- PDS-C 3-2017
- By-law 2017-89
- By-law 2017-98
- CSD 34-2019
- COM-C 32-2020

**4.2. Procedures**

Procedures for programs outlined in this policy organized by each of the three Priority Areas will be forthcoming.

**5. Related Policies**

- Regional Development Charges Deferral Payment Policy

**6. Appendices**

- [Appendix A: Regional Incentive Programs](#)

<i>Policy Category</i> Administrative	<i>Name of Policy</i> Niagara Region Incentives Policy
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**7. Document Control**

The electronic version of this document is recognized as the only valid version.

**Approval History**

Approver(s)	Approved Date	Effective Date
Council		

**Revision History**

Revision No.	Date	Summary of Change(s)	Changed by



<i>Policy Category</i> Administrative	<i>Name of Policy</i> Niagara Region Incentives Policy
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## Appendix A: **AMENDED** Regional Incentive Programs

Program	Program Description	Grant Type
<b>AFFORDABLE HOUSING</b>		
<b>Partnership Housing Program</b>	Partnerships with for- and non-profits to generate more purpose-built rental and move clients off the housing waitlist by using a suite of Regional incentives customized by project	Suite of Incentives (e.g., TIGs, DC grants and deferrals) for Affordable Housing Capital Development
<b>Affordable and Supportive Housing RDC Deferral</b>	A deferral of Regional DCs for affordable or supportive housing units in projects having an agreement with a Regional department or agency for as long as the units remain affordable	Regional Development Charge Deferral
<b>Non-Profit RDC-based Grant</b>	A grant for up to 100% of DCs payable for eligible non-profit developments	Regional Development Charge Grant
<b>EMPLOYMENT</b>		
<b>Gateway CIP Tax Increment Grant</b>	A matching tax increment grant for projects in the Gateway CIP area with eligible scores on economic and environmental criteria which result in increased assessment value	Tax Increment Grant (Local and Regional Gateway CIP)
<b>Gateway CIP RDC-based Grant</b>	A matching grant of Regional DCs payable for projects with exceptional scores (14+) on Gateway CIP criteria	Regional DC Grant (Local and Regional Gateway CIP)
<b>Niagara Employment Partnership TIG</b>	A matching tax increment grant for projects approved under local CIPs with eligible scores on economic and environmental criteria resulting in increased assessment value	Tax Increment Grant (Local CIP)

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<b>Industrial Use RDC-based Grant</b>	A grant equal to 100% of Regional DCs for new or expanded industrial developments meeting the definition of Industrial Use	Regional Development Charge Grant
<b>Employment Regional DC-based Grant</b>  <b>NOTE: This program inaccessible for duration of Industrial RDC Grant</b>	A grant equal to a percentage of Regional DCs payable based on creation of full time jobs in manufacturing and professional, scientific and technical services sectors	Regional Development Charge Grant
<b>BROWNFIELD REMEDIATION</b>		
<b>Brownfield TIG Tier 1: Select Sites</b>	A matching tax increment grant for remediation costs on major brownfield sites whose remediation will result in significant economic, environmental, social, and health benefits;	Tax Increment Grant (Local CIP)
<b>Brownfield TIG Tier 2</b>	A matching tax increment grant (for remediation costs of brownfield sites eligible through local CIPs;	Tax Increment Grant (Local CIP)
<b>Brownfield Regional DC Deferral</b>	A deferral of Regional DCs for eligible brownfield sites until an occupancy permit is issued or up to five years from signing of agreement	Regional Development Charge Deferral
<b>Large-scale Brownfield Regional DC Grant</b>	A grant equal to Regional DCs for projects meeting the definition of brownfield, over 10 hectares in size, and in a Secondary Plan area or area subject to a Secondary Plan process as of August 25, 2022	Regional Development Charge Grant

## Niagara Region Incentive Policy Program Descriptions and Uptake

### June 27, 2024

Program	Description	Provincial, Mandatory or Discretionary	Uptake 2022	Uptake 2023	Total \$ 2022/2023
<b>Affordable Housing</b>					
Welcome Home Niagara Home Ownership Program	Provides a forgivable loan for down payment assistance of 5% to a maximum set by the Province to assist renters at specific income levels who qualify for the program to purchase a home in Niagara Region.	Provincial	5	3	\$158,950
Niagara Renovates Homeownership	Provides a forgivable loan over 10 years for repairs and accessibility modifications for qualifying low and moderate income households.	Provincial	34	25	\$1,425,699
Niagara Renovates Multi-residential	Provides a forgivable loan over 10 years for repairs and accessibility modifications to owners of eligible rental properties.	Provincial	1	1	\$76,104
Non-Profit and Co-op Capital Repair Costs	Provides funding for capital repairs to non-profit and co-op housing providers identified in the Housing Services Act and having agreements with Housing Services.	Provincial	11	7	\$5,774,012
Housing Provider Capital Loan Program	Emergency loan program, with 25% being forgivable over time, to support repairs to non-profit and co-op affordable housing providers having agreements with Housing Services.	Provincial and Regional	1	0	\$1,600,000
Intensification Regional DC Grant	Exempts new dwelling units within or ancillary to existing residential units from payment of DCs.	Mandatory	154	217	\$6,421,000
Affordable and Supportive Housing Regional DC Deferral	Defers payment of 100% of Regional DCs on eligible units for a minimum of 20 years or as long as they remain eligible affordable.	Discretionary	0	0	\$0
Non-profit Affordable Rental Regional DC Deferral	Defers payment of 50-100% of Regional DCs for a minimum of 20 years for eligible units in qualifying developments owned by or under the operation of an incorporated non-profit.	Discretionary	0	0	\$0
Partnership Housing Program	Regional co-investment with not-for-profit or private sector to develop new purpose-build rental buildings.	Discretionary	0	1	\$1,750,000
Non-Profit Regional DC-based Grant	Provides a refund of up to 100% of Regional DCs to qualifying non-profit and charitable organizations based in Niagara Region.	Discretionary	2	2	\$189,000
Residential Rental Grant	Provides a grant of up to \$40,000 per unit for the creation of up to two secondary suites, remain at affordable rental levels for at least 10 years.	Discretionary	0	3	\$0
Small Building Rental Grant	Provides a grant for the construction of up to 5 net new rental units in buildings of six or fewer units, up to \$15,000 per unit, remain at affordable rental levels for at least 10 years.	Discretionary	0	0	\$0

<b>Mandatory DC Exemptions which will replace two deferral programs in Affordable Housing</b>					
<b>Program</b>	<b>Description</b>	<b>Provincial, Mandatory or Discretionary</b>	<b>Uptake 2022</b>	<b>Uptake 2023</b>	<b>Total \$ 2022/2023</b>
Affordable and Attainable DC Exemption	<ul style="list-style-type: none"> <li>- Exempts 100% of DCs for eligible residential units</li> <li>- Required to meet Provincial criteria/thresholds</li> <li>- Minimum of 25 years remain affordable</li> <li>- Enter into agreement with the Region and LAM</li> </ul>	Mandatory due to Bill 23.  Affordable Exemption - in effect as of June 1, 2024.  Attainable Exemption – currently inoperable until further defined by the Ministry.			
Non-profit Housing DC Exemption	Exempts 100% of DCs for residential developments developed by a registered Not-for-Profit Agency.	Mandatory due to Bill 23 (November 2022)			
<b>Employment</b>					
Industrial Use Regional DC Grant	Provides grants for up to 100% of Regional DCs for industrial projects.	Discretionary	9	12	\$5,710,000
Gateway CIP Tax Increment Grant (TIG)	Property tax reductions of between 40% and 100% for five to ten years to eligible property owners in Fort Erie, Niagara Falls, Port Colborne, Thorold, and Welland.	Discretionary	5	6	\$38,100,806
Gateway CIP Regional DC Grant	Provides grants for up to 100% of Regional DCs for employment projects. Capped at \$1.5 million.	Discretionary	0	0	\$0
Niagara Business Attraction TIG Program	Provides a matching TIG for employment projects approved under local CIPs.	Discretionary	0	0	\$0
50% Industrial Expansion Regional DC Grant	Provincially mandated to grant Industrial DCs up to 50% expansion of original footprint.	Mandatory	Combined with Industrial Use DC Grant		
<b>Brownfield</b>					
Brownfield Tax Increment Grant (TIG) Program (Phase out)	Provides a refund of taxes based on increased assessment resulting from development.	Discretionary	4	4	\$8,684,250
Brownfield Regional DC Deferral (New program)	Provides a deferral of 100% of Regional DCs for up to 5 years, or until occupancy.	Discretionary	0	0	\$0
Large-scale Brownfield Regional DC Grant (New program)	Provides Regional DC incentives for properties greater than 10 hectares.	Discretionary	0	0	\$0
Brownfield Tax Increment Grant (TIG) Tier 1 and Tier 2 (New program – October 2024)	Provides a refund of taxes based on increased assessment resulting from development.	Discretionary	0	0	\$0
<b>Public Realm</b>					



Public Realm Investment Program	Provides capital funding to Area Municipalities for streetscape projects on Regional roads.	Discretionary	5	4	\$700,000
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# 1) Municipal Engagement Workshop Summary

The purpose of this document is to provide a summary of the 2024 Incentive Review Engagement sessions with Area Municipalities. Regional staff were directed to engage municipalities as part of the upcoming report on the effectiveness and challenges of the current suite of Regional programs.

A cross-section of Municipal staff from Planning, Finance, Economic Development, and Public Works were invited to all three sessions.

The table below lists the attendance of Municipalities.

<b>April 25, 2024</b>	<b>April 27, 2024</b>	<b>May 2, 2024</b>
Niagara-on-the-Lake St. Catharines Pelham	Fort Erie Niagara Falls Thorold Welland	Grimsby Lincoln Port Colborne Wainfleet West Lincoln

Regional staff organized three engagement sessions focussed on answering the following three questions:

## 1. How has the process been to integrate the NRIP?

- What are the key existing challenges in integrating the NRIP?
- Can you foresee any future challenges part of future work/process/etc.?
- What do the Area Municipalities want to see to improve effectiveness when it comes to integrating the NRIP?

## 2. What are your objectives when it comes to integrating the NRIP?

- What are the Area Municipalities objectives for your incentives?
- What should the Region’s objectives for incentives be?
- Are there objectives being missed in the current Local and Regional process?

## 3. What data is important to collect in order to understand effectiveness?

- What data (what types of metrics) have Area Municipalities collected?
- Are there any challenges to collecting strong data?
- What KPI’s are important for measuring effectiveness?

The feedback received on the three questions from all 3 sessions was combined and summarized. The actual facilitation sheets are attached as Appendix 1.

## Question 1: How has the process been to integrate the NRIP?

What was heard	Potential Outcome Items	Region or Municipality	Session
<b>Theme: Increased Education</b>			
<p>Communicate public benefit of Incentive programs.</p> <p>(Ex. Incentivizing Brownfield development is a priority because land gets remediated and uses infrastructure that is already there)</p>	<ul style="list-style-type: none"> <li>Develop KPIs and keep them up-to-date to report on effectiveness of programs, paint a long term picture.</li> <li>Show Council and public finished projects.</li> <li>Increase Municipal and Regional educational information on CIPs. Include this information on the websites.</li> <li>Create communication plans to provide education on the community benefits through personal stories. Demonstrate the uplift to show the value of the incentive.</li> <li>Provide education sessions for employees, public, and Councils.</li> </ul>	Region, Municipality	1,2,3
Confusion about Regional participation in incentive programs.	<ul style="list-style-type: none"> <li>Show Regional interest in programs by grounding programs in Regional Council strategic priorities.</li> <li>Get user feedback.</li> </ul>	Region	1,2,3
<b>Theme: Alignment</b>			
Importance of targeted programs. Clarify measurement and program criteria.	<ul style="list-style-type: none"> <li>Align programs to 4 pillars.</li> <li>Align program with council strategic priorities.</li> <li>Create programs with criteria that have targeted outcomes (e.g. affordable, remediation, etc.)</li> <li>Ensure funding amount relates to criteria (not arbitrary)</li> <li>Ensure Regional and Municipal alignment for targeted programs.</li> </ul>	Region, Municipality	1,2,3
Align timing.	<ul style="list-style-type: none"> <li>Ensure that program launch and review processes are predictable and</li> </ul>	Region, Municipality	1

## Niagara Region Incentive Review

What was heard	Potential Outcome Items	Region or Municipality	Session
(Ex. MOU's or program review.)	coordinated and align with other key processes such as budget approval cycles, legislation changes, bylaw updates.		
Region's role should be a one stop VS. Region should support the individual needs of Municipalities.	<ul style="list-style-type: none"> <li>Region to provide a 5th bucket for Municipalities to utilize for strategic/transformational projects.</li> </ul>	Region	2
Integration hasn't happened for rural municipalities (no CIP areas, downtowns, Brownfields or affordable housing)	<ul style="list-style-type: none"> <li>Provide information about what is available for agriculturally focused municipalities on website.</li> </ul>	Region	3
<p>Is there a need for more programs?</p> <p>(Ex. Change 'Affordable Housing' bucket to 'Housing' and support residential development by providing residential programs for all levels on the housing continuum.)</p>	<ul style="list-style-type: none"> <li>Review program suites.</li> <li>Create a program review cycle with periodic (pit stops) where programs can be evaluated and honed for better effectiveness.</li> <li>Remove or merge programs that do not meet current needs.</li> </ul>		2,3

## Niagara Region Incentive Review

What was heard	Potential Outcome Items	Region or Municipality	Session
Complexity of DC program, make it easier to get information, simplicity is key.	<ul style="list-style-type: none"> <li>Review program application forms and processes to ensure these are understandable.</li> <li>Provide up-to-date information to the municipalities on what is/is not in the DC Bylaw.</li> <li>Review Region’s programs to ensure grants are not already provided through mandatory exemptions.</li> </ul>		2,3
	<b>Theme: Simplification of Administrative Process</b>		
Need clarity on the application requirements in new Incentive Policy (4 pillars)  (Ex. Programs are confusing, Developers need support, difficult to find resources online)	<ul style="list-style-type: none"> <li>Region to provide upfront application requirements to Municipalities to communicate to developers.</li> <li>Simplify intake by creating a one-stop-shop for intake and questions.</li> <li>Create and distribute clear process maps.</li> <li>Enhance staff knowledge.</li> <li>Make an online grant calculator tool – calculates total incentive.</li> <li>Make it easier to find CIPs online.</li> <li>Create a verification system, explore a 3rd party verification system.</li> <li>Add resources and staffing software (AI?)</li> <li>Review of issues (ongoing and upcoming) at quarterly meetings.</li> </ul>	Region	1,2,3
Simplify Regional Paperwork.  (Ex. Investigate if Region should download creation and administration of grants and	<ul style="list-style-type: none"> <li>Simplify Region to Municipality paperwork by reviewing for duplicated or unnecessary questions.</li> <li>Establish one point of contact at Region.</li> </ul>	Region	2,3

What was heard	Potential Outcome Items	Region or Municipality	Session
incentives to Local level. Region would still contribute financially.			
New programs – launch with clarity regarding internal systems, billing, POs, etc.	<ul style="list-style-type: none"> <li>• Test programs (beta test), soft launch programs to enhance their delivery.</li> <li>• Carry out stakeholder sessions prior to launch to understand how they might be used.</li> </ul>	Region	1,2,3
Communication within Municipalities and with Region.	<ul style="list-style-type: none"> <li>• Facilitate webinar on application details (what each requirement means)</li> <li>• Create training video for Municipalities to show new hires the Regional process.</li> <li>• Ensure that development planners know the programs being offered by providing a list of programs.</li> <li>• Regularly update webpages with current information.</li> </ul>	Region	1,2
	<b>Theme: Consistency</b>		
Lack of consensus about return on investment.	<ul style="list-style-type: none"> <li>• Create a KPI working group to identify agreed upon metrics to achieve consistency and help guide decision making.</li> </ul>	Region, Municipality	1
Consistency in terms and definitions.	<ul style="list-style-type: none"> <li>• Define 'Brownfield' 'eligible costs', etc. and have it consistent across Regional documents and programs, share with Municipalities.</li> </ul>	Region	1,2,3
Yearly Meeting.	<ul style="list-style-type: none"> <li>• Host a yearly meeting with municipalities to engage groups on challenges being faced to support efficient program delivery.</li> </ul>	Region, Municipality	3
Policy changes at the Provincial level	<ul style="list-style-type: none"> <li>• Region and municipalities to meet regularly to discuss how Policy changes affect programming.</li> </ul>	Region, Municipality	1,3

## Niagara Region Incentive Review

What was heard	Potential Outcome Items	Region or Municipality	Session
<p>– how do we keep up?  (Ex. Definition of affordable/attainable housing not given.)</p>	<ul style="list-style-type: none"> <li>Evaluate and make program changes when necessary.</li> </ul>		
<p>Municipalities-  Review how DC process is done, become more strategic and consistent with approach.</p>	<ul style="list-style-type: none"> <li>Seek to create a consistent delivery approach between municipalities hosting similar programs to facilitate better relationships with the development community.</li> </ul> <p>(For ex. If two municipalities have similar targeted programs - are there opportunities to make program processes consistent)</p>	Region, Municipality	3
<b>Theme: Financial Sustainability</b>			
<p>Secure regional funding/allocations earlier in the development process (helps with timing for developers)</p>	<ul style="list-style-type: none"> <li>Investigate how the regional portion of incentives can be secured earlier to development projects to add predictability and help solidify realization of these developments.</li> </ul>	Region	1
<p>Programs and budget – clarity where is the money coming from</p>	<ul style="list-style-type: none"> <li>Identify sources of funding for each program.</li> <li>Continue to plan and forecast upcoming potential commitments and ensure budget is available.</li> </ul>	Region	1,3
<p>Need to reframe how TIGs are discussed in political context and plan funding better.</p>	<ul style="list-style-type: none"> <li>Increase financial transparency about TIGs by creating KPIs that speak to program effectiveness.</li> </ul>	Region, Municipality	3

# Niagara Region Incentive Review

What was heard	Potential Outcome Items	Region or Municipality	Session
	<b>Theme: Additional Feedback</b>		
<p>Need infrastructure in place to grow well.</p> <p>Incentives should build communities not band aid problems.</p>	<ul style="list-style-type: none"> <li>Develop budgeting, design, and construction plans that focus resources and are able to support development timelines and shorten the time it takes to build.</li> <li>Consider adding innovation, sustainability and climate change frameworks to incentive programs to achieve regional sustainability goals.</li> </ul>	Region, Municipality	3

**Question 2:** What are your objectives when it comes to integrating the Niagara Region Incentive Policy (NRIP)?

What was heard: Municipal Objectives	What was heard: Regional Objectives
<b>Theme: Effectiveness of the 4 Pillars</b>	(All sessions)
<ul style="list-style-type: none"> <li>In general, the current framework of the 4 regional pillars supports Municipalities with their incentive objectives.</li> <li>Affordable Housing, Employment, Intensification of downtowns and core areas, around transit hubs and transit corridors, and brownfield remediation are high priorities. ADU programs and gentle density not matched by the region.</li> <li>Brownfield programs are important but should not just be focused on remediation of the land but other aspects of redevelopment.</li> </ul>	<ul style="list-style-type: none"> <li>No one size fits all solution.</li> <li>Region should provide support to Municipalities even when objectives are different.</li> <li>Region's role should be to move infrastructure forward and grow capacity. Old infrastructure replacement is expensive.</li> <li>Public realm program should be integrated with local and extended to smaller areas and communities.</li> <li>Align programs with commonalities and consolidating these.</li> </ul>



## Niagara Region Incentive Review

<b>What was heard: Municipal Objectives</b>	<b>What was heard: Regional Objectives</b>
<ul style="list-style-type: none"> <li>• Gateway employment programs are important to attracting jobs.</li> <li>• Public realm extend beyond regional roads, needs long term plans, maintenance costs issues, maximize impact.</li> <li>• Pillars still have too much variety of incentives and the need to tailor or target programs more effectively.</li> </ul>	<ul style="list-style-type: none"> <li>• Diversity is important – having programs that are flexible and able to meet local needs.</li> <li>• Intensify around downtown cores/transit hubs and corridors.</li> </ul>
<b>Potential Action Outcomes</b>	
<ul style="list-style-type: none"> <li>• Maintain the 4 pillars framework and consolidate programs and criteria for targeted outcomes.</li> <li>• Ensure that program criteria are sensitive to local needs.</li> <li>• Seek to expand the public realm program to other areas and provide funding support to offset long term maintenance cost.</li> <li>• Incentivize developments in downtowns and cores that offer a more vibrant contribution to making downtowns more livable and thereby more sustainable.</li> </ul>	
<b>Theme: Financial Sustainability and Doing More with Less</b>	<b>(All Sessions)</b>
<ul style="list-style-type: none"> <li>• Identifying priority incentive areas and having more targeted funding.</li> <li>• Financial sustainability – limited resources through granting of revenue through exemptions require financial sustainability models when prioritizing incentives.</li> <li>• Improving the speed of administering programs. Why are calculations different – need for better alignment.</li> </ul>	<ul style="list-style-type: none"> <li>• Development of financially stable model that allows Municipalities to keep taxpayers happy – need better ways of expressing benefits of incentives (not ROI) this allows both Region and Municipality to plan financially.</li> </ul>

# Niagara Region Incentive Review

What was heard: Municipal Objectives	What was heard: Regional Objectives
<ul style="list-style-type: none"> <li>• Better alignment of objectives is needed between Municipalities and the Region.</li> <li>• Better definition of roles and continuous communication with Region/Municipalities.</li> <li>• Greater idea elaboration of Community benefit needs to be developed so that its not just about financial ROI.</li> <li>• Knowing the value of the incentive to a development to understand its effectiveness.</li> </ul>	<ul style="list-style-type: none"> <li>• Limited financial resources mean fine-tuning of program areas to allow Municipalities to achieve their objectives. (Ex. Heritage, Climate change and sustainability, etc.) Region – add language to add flexibility to Municipalities to achieve local goals within Regional framework.</li> </ul>
<b>Potential Action Outcomes</b>	
<ul style="list-style-type: none"> <li>• Need to be measuring program data in a more fulsome way. Region and local priorities must meet local community needs.</li> <li>• Develop a framework to represent the various community benefits that arise from incentivizing development – a new bottom line.</li> <li>• Region and lams collaborate to simplify processes, define roles, applications, payment schedules, and metrics to deliver cleaner processes.</li> <li>• Simplify the needs for Municipal verification and enhance speed of administering incentives.</li> <li>• Greater investment in staffing through training programs, videos, process mapping at both Region and Municipal levels.</li> </ul>	
<b>Theme: Public Realm Objectives</b>	<b>(All Sessions)</b>
<ul style="list-style-type: none"> <li>• Urban Design and Public Realm</li> </ul>	<ul style="list-style-type: none"> <li>• Public Realm, funding of infrastructure, program flexibility, environmental sustainability such as housing around GO transit.</li> </ul>

What was heard: Municipal Objectives	What was heard: Regional Objectives
	<ul style="list-style-type: none"> <li>• PRIP – need clarity on who is overseeing it at Local level – provide information on what is the long-term costs/ benefit/ investment/ maintenance for public realm beyond just regional roads?</li> <li>• Expand public realm programs, integrate these with Municipal programs and extend to smaller areas or communities.</li> </ul>
<b>Potential Action Outcomes</b>	
Seek to expand the public realm program to other areas and provide funding support to offset long term maintenance cost.	
<b>Theme: Additional Feedback Not Common to all Sessions</b>	
<p><b>Session 1</b></p> <ul style="list-style-type: none"> <li>• Heritage as a municipal objective.</li> </ul> <p><b>Session 2</b></p> <ul style="list-style-type: none"> <li>• Consistent level of support from the Region in metrics, application processes, payment schedules.</li> <li>• Municipalities in the region find themselves competing for employment with the U.S.</li> </ul> <p><b>Session 3</b></p> <ul style="list-style-type: none"> <li>• Intensification (TIGs, Waterfront CIP).</li> <li>• Water/wastewater – outside urban boundary. Support greenhouse sector.</li> <li>• On-farm diversified/value added.</li> <li>• Money for secondary plans.</li> </ul>	<p><b>Session 2</b></p> <ul style="list-style-type: none"> <li>• Accessibility CIP – Retrofitting not just affordable.</li> </ul> <p><b>Session 3</b></p> <ul style="list-style-type: none"> <li>• What is our 100 year goal?</li> </ul>
<b>Potential Action Outcomes</b>	
Unique needs and perspectives within the Region’s municipalities arose through the engagement which will require isolation and further examination as programs and criteria evolve.	

## Niagara Region Incentive Review

**Question 3:** What data is important to collect in order to understand effectiveness?

<b>Types of Municipal Data Collected</b> (combined from all Sessions)		
<ul style="list-style-type: none"> <li>• Tax increment increase</li> <li>• Number of affordable units</li> <li>• Number of trails and Sidewalks increase</li> <li>• StatsCan Population increase/unit/timing issues</li> <li>• Master servicing plan</li> <li>• Environmental sustainability standards</li> <li>• Heritage buildings data</li> <li>• Public Realm Improvements</li> <li>• Federal and/or Provincial programming accessed</li> </ul>	<ul style="list-style-type: none"> <li>• Number of jobs created and retained (gateway)</li> <li>• Affordable number of new units and number of new rental units</li> <li>• Building permits issued</li> <li>• Land use</li> <li>• Property assessment</li> <li>• Traffic counts specific to business</li> <li>• Sustainable infrastructure improvements</li> <li>• Mapping of development acres</li> <li>• Lease retention rates</li> <li>• Vacancy rates</li> <li>• Number of conversions from commercial to residential</li> <li>• Cost/square foot without land</li> <li>• Provincial or federal grants</li> <li>• Accessory dwelling units</li> </ul>	<ul style="list-style-type: none"> <li>• Levels of Investment</li> <li>• Permit costs</li> <li>• construction costs</li> <li>• Construction jobs</li> <li>• Grant obligations and commitments</li> <li>• Housing/population growth</li> <li>• Number of applications</li> <li>• Type of residential units</li> <li>• Development numbers by land-use</li> <li>• Mapping of data</li> <li>• Measuring carbon footprint</li> </ul>

Key performance indicators (KPIs) are quantifiable measurements used to gauge a corporation's overall long-term performance. KPIs specifically help determine strategic, financial, and operational achievements, especially compared to those of other places. For Example: Niagara Region's delivery of attainable units in Niagara over a period of 5 years – compared with Peel Region).

# Niagara Region Incentive Review

<b>KPIs (All Sessions)</b>	<b>Data collection challenges Listed (All Sessions)</b>
<ul style="list-style-type: none"> <li>• Repurposing existing parcels</li> <li>• Achieving urban growth centre targets (# of units created)</li> <li>• Increased assessment/tax – community benefits</li> <li>• Number of jobs/hectare</li> <li>• Measure/ Outcome of carbon footprint</li> <li>• Increased number of residential units</li> <li>• Consider showing the “Value” proposition</li> <li>• Environmental sustainability measures/net zero targets</li> <li>• KPIs from Smart cities</li> <li>• Attainable housing units</li> <li>• Capturing investment value</li> <li>• PRIP – Number of trees planted</li> <li>• Private sector investment (land cost, construction cost, servicing costs)</li> <li>• Track rent averages for affordable housing</li> <li>• Remediation costs per square foot or per \$ incentive provided</li> </ul>	<ul style="list-style-type: none"> <li>• Price/unit to ensure consistent picture of affordability.</li> <li>• Definition of affordable needs to be consistent</li> <li>• Uniformity in definitions and policy</li> <li>• Capturing social ROI</li> <li>• No standard way to showcase number of people and jobs/hectare</li> <li>• Data sometimes assumption based</li> <li>• Need a template of what should be collected data wise</li> <li>• Lack of data to compare the success of programs</li> <li>• Data lag – the data/KPI sometimes don’t come in until later</li> <li>• Is there a difference between market forces for residential development and employment? (should we be using different tools to measure)</li> <li>• Measuring what is happening in downtowns and greenfields in order to figure out what is missing</li> <li>• MPAC delays (inconsistent service, old values)</li> <li>• Shifting targets resulting from changing policies (Province)</li> <li>• Discrepancy on forecast vs. real construction values</li> <li>• Complexity with reporting some grants</li> <li>• Measuring secondary/tertiary improvements over time</li> <li>• Qualitative inconsistencies</li> <li>• Staff turnover</li> <li>• Time/cost of data collection and analysis</li> <li>• Legislated data submission requirements change frequently (data not always comparable)</li> <li>• Future MPAC assessment (tax revenue) turn it into a positive (instead of saying you are missing 10 years of revenue)</li> </ul>

# Niagara Region Incentive Review

<b>KPIs (All Sessions)</b>  <ul style="list-style-type: none"> <li>Pre vs. post assessment</li> </ul>	<b>Data collection challenges Listed (All Sessions)</b>
<b>Workshop Action item/outcome:</b>	
Establish a working group to help create uniformity in definitions and policy. Goal of the working group is to create and standardize key performance indicators, ensure meaningful data points are being collected and maintained.	

## 2) Developer Focus Group Meeting June 13, 2024

Asked for feedback on the following questions:

- What hurdles are there in the current development climate?
- What opportunities or challenges are there with access to Regional Incentives?
- There is a need in Niagara for housing. How should incentives be structured to provide the housing that’s needed most? (i.e. Rental)
- What are the challenges when working with Municipalities?
- Are there any constraints that impact the realization of development that can be addressed at a Regional level?

Responses are grouped into the following themes:

### Developer Engagement:

- Development industry wants to know how is NRIP performing? What is the data in terms of uptake and leveraging the existing programs
- What’s been the uptake on programs, construction value, number of units, number of affordable units, that is indicative of what should continue.

### Affordable Housing:

- There are 12 AH programs, could suffer from dilution. Have 3 or 4 significant meaningful programs? Dial back to effective, well funded programs for better results.
- Difficult to incentivize actual units, leverage is low for success rate. Affordable housing is different than Brownfields – with Brownfields the math is simpler. Don’t want to see all the focus on housing and then brownfields are not prioritized.
- Brownfield site with affordable housing should be bigger incentive.

## Niagara Region Incentive Review

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### **Brownfield:**

- Big picture narrative of brownfields has shifted to affordable housing and rental.
- Incentives should differentiate between development vs construction.
  - o Developers are separate from the constructions; Developers do not have control over if units are affordable.
- Remediation projects take a long time, and it does not help when programs are being removed and the project is NOT able to start the construction in order to absorb the “incentive”

### **Ideas for innovation:**

- Is there an opportunity to look at ways to bridge remediation projects that often take 5 years to remediate (depending on levels of contamination)
- Once an application is submitted to the LAM, want to have one common place where Developer, LAM, and Region can all access it.
- Speed of processing the application at the local levels is an issue, many still have to get Council approval, is there a way to delegate to staff a certain amount?
- Cost of remediated sites has gone up, should look at increasing the brownfield TIG and caps – Tier 1 and Tier 2 should be the same.

### **TIG agreement:**

- Provide guidelines to municipalities so it is a consistent approach.
- Need certainty when you enter into an agreement ( i.e. need longer then 5 years)
- Example of phased developments and perhaps having an overarching agreement that deals with all phases and has capped timeframes per phase with some flexibility.

## **3) Development Industry Engagement Session July 18, 2024**

Members from the following groups present:

- **Niagara Industrial Association**
- **Niagara Homebuilders’ Association**
- **Niagara Construction Association**
- **Non-Profit Housing Providers**

# Niagara Region Incentive Review

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## Key Takeaways from Discussion

### Improvements to the Incentive Website and updates for easier navigation

- Create shortcuts and tools that make it easy to navigate the website. For example, create prompts such as “Are you building rental housing?”
- Ensure basic information is easy to find, such as application forms and contact information.

### Better timing, predictability of incentives, and better communication

- Incentive programs need to be predictable.
- Programs should have flexibility – appropriate sunset clauses and enough time to accommodate for any unexpected delays.
- Incentive programs should be introduced at the Pre-Consultation stage.
- Changes in incentive staffing should be communicated to the applicants so that there is a continuity and carriage of files

### Interest in building affordable/attainable housing

- Expectation that charity groups and non-profits are going to solve the housing shortage in Niagara has to change.
- There is interest in building affordable and attainable housing, but the definition of Affordable housing needs to widen in order for it to be financially feasible for private developers. Programs should be targeted and appropriately funded.
- Incentives may not be the direct solution to building more rental but would assist.

### Delays in Planning Processes are costly

- Approvals take too long and add to the cost of development, need to find efficiencies. For example, Non-profits need to have priority in the queue.
- Recognition that planning approval costs for non-profits impact these entities differently than for-profit entities.
- Recognition that planning applications of non-profit entities are often handled by volunteers at the non-profits who are salaried employees.
- Open proforma exercise to help understand how incentives help realize a development.



## **Niagara Region Incentive Review:**

### **Summary of Employment Incentives Within Canada and the United States.**

The purpose of this summary is to outline how Niagara Region uses incentives to attract employers to the Region. The Niagara Region has an Incentive Policy into which the Employment related incentives are found and located within the Employment Priority Area.

The Employment Priority Area was created out of a recognition that attracting and retaining Employment is a Council Strategic Priority objective. Within the current global business climate, the Region competes with the rest of the World. Specifically, the Region competes with other Upper Tier and Lower Tier municipalities throughout Ontario, municipalities in other Provinces, and even across the border in the United States.

The USA can offer a range of lucrative financial incentives that Canada does not. Canada's incentives emphasize innovation and clean technology through R&D support, while the U.S. offers a broader range of tax credits and incentives for job creation and investments in underserved areas.

To this end, the Niagara Region maintains robust incentives to remain competitive in attracting investment opportunities. To stand out, Niagara offers compelling financial incentives and support structures to attract businesses. By maintaining and enhancing incentive programs and ensuring these meet global standards, Niagara is attracting high-quality investments that drive economic growth and development. For example, recently, the Niagara Region in partnership with the City of Port Colborne was able to attract Asahi Kasei Separator Plant, a multi-billion dollar direct foreign investment, compared Niagara to other locations in North America.

Attracting new employers, like Asahi Kasei, was highlighted through the engagement with the Area Municipalities that reinforced the extensive capability of the Region to promote Niagara through the employment priority area suite of programs.

Below is summary of incentives that are offered within Canada and the USA which large employers weigh to determine where to establish.

### **Canada vs USA Incentives:**

Industrial businesses in Canada and the United States can benefit from various federal, state/provincial, and local/regional incentives, each with distinct focuses.

In Canada, federal programs like the Scientific Research and Experimental Development (SR&ED) Program, Strategic Innovation Fund (SIF), and Accelerated Investment Incentive provide significant tax credits and support for innovation and Research and Development (R&D). Provincial programs, such as the Ontario Innovation Tax Credit (OITC) and Alberta Investment Tax Credit (AITC), further bolster these efforts. Regional initiatives, like the Niagara Gateway Economic Zone CIP, offer targeted local incentives.

In the United States, federal incentives include the New Markets Tax Credit (NMTC), Opportunity Zones, and the Investment Tax Credit (ITC), which support investments in low-income areas and renewable energy. State programs, such as the California Competes Tax Credit and Texas Enterprise Fund, focus on job creation. Local agencies, like the New York City Industrial Development Agency (NYCIDA) and Detroit Economic Growth Corporation (DEGC), provide tax abatements, grants, and training. Both countries provide substantial support, with specific advantages based on business focus.

#### **Niagara Canada vs. Niagara USA:**

Businesses in Niagara, Canada, do not have access to various industrial financial incentives available just across the border in Buffalo, New York. One notable program is the Recharge NY initiative, which provides low-cost power to businesses in exchange for job creation and retention commitments. This program helps significantly reduce operational costs for energy-intensive industries, offering a competitive advantage to businesses operating in New York State.

September 27, 2024

**CL 14- 2024, September 26, 2024**

***Distribution List***

**SENT ELECTRONICALLY**

**Motion Respecting Municipal Codes of Conduct**

Regional Council, at its meeting held on September 26, 2024, passed the following motion:

WHEREAS on August 17, 2023, Regional Council supported the recommendations made by AMO that:

- a) Codes of Conduct should be updated to include workplace safety and harassment policies;
- b) Codes of Conduct should have an escalating enforcement mechanism through administrative monetary penalties that recognize local circumstances;
- c) Integrity Commissioners should have better, standardized training to improve consistency of decisions across the province;
- d) In the most egregious cases, such as harassment or assault, municipalities should be able to apply to a judge to remove a sitting member if recommended by an Integrity Commissioner;
- e) A member removed under this process should be unable to sit in another election during the term of office removed and the subsequent term;

WHEREAS Regional Council urged the Ontario Government to table and pass legislation to make these changes as soon as possible;

WHEREAS Bill 207, Municipal Accountability and Integrity Act, 2024, has been introduced that provides changes from the proposed Bill 5 which failed upon second reading including:

- a) Instead of municipalities hiring their own Integrity Commissioner (who then investigates them) an Integrity Commissioner Provincial Board would be established;
- b) Councils can no longer ignore an Integrity Commissioner recommendation that removal be elevated to the courts- it would go direct from an Integrity Commissioner to judicial review in instances of recommended removal;
- c) Adherence to anti-discrimination policies in addition to violence and harassment policies;
- d) Trauma-informed design;
- e) Protections for people who come forward; and
- f) A duty to report.

NOW THEREFORE BE IT RESOLVED:

1. That Niagara Regional Council **SUPPORTS** the call of the Association of Municipalities of Ontario (AMO) for the Government of Ontario to introduce legislation to strengthen municipal Codes of Conduct and compliance with them in consultation with municipal governments;
2. That the legislation **ENCOMPASSES** the Association of Municipalities of Ontario's recommendations for:
  - a) Updating municipal Codes of Conduct to account for workplace safety and harassment;
  - b) Creating a flexible administrative penalty regime, adapted to the local economic and financial circumstances of municipalities across Ontario;
  - c) Increasing training of municipal Integrity Commissioners to enhance consistency of investigations and recommendations across the province;
  - d) Allowing municipalities to apply to a member of the judiciary to remove a sitting member if recommended through the report of a municipal Integrity Commissioner; and
  - e) Prohibit a member so removed from sitting for election in the term of removal and the subsequent term of office; and
3. That a copy of this resolution **BE FORWARDED** to the President of the Association of Municipalities of Ontario, Robin Jones; Premier of Ontario, Doug Ford; Minister Paul Calandra, Member of Provincial Parliament, Jeff Burch; Member of Parliament, Wayne Gates; Member of Provincial Parliament, Jennie Stevens; Member of Provincial Parliament Sam Oosterhoff and all local area municipalities.

Yours truly,



Ann-Marie Norio  
Regional Clerk

:kl

CLK-C 2024-105

Distribution List:

President of the Association of Municipalities of Ontario  
Premier of Ontario  
Minister of Municipal Affairs and Housing  
Local MPPs  
Local Area Municipalities

The Corporation of the Municipality of St. Charles  
RESOLUTION PAGE



Regular Meeting of Council

**Agenda Number:** 7.4.  
**Resolution Number** 2024-325  
**Title:** Resolution stemming from May 15, 2024 Regular Meeting of Council - Item 10.1 - Correspondence #12  
**Date:** August 14, 2024

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**Moved by:** Councillor Loftus  
**Seconded by:** Councillor Laframboise

**BE IT RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles hereby supports Resolution #26-24 passed by Public Health Sudbury and Districts, regarding recommendations for Government Regulations of nicotine pouches;**  
**AND BE IT FURTHER RESOLVED THAT a copy of this Resolution be sent to the Premier of Ontario, Doug Ford; the Deputy Premier and Minister of Health, Sylvia Jones; our local member of Provincial Parliament (MPP); the Association of Municipalities of Ontario (AMO); the Public Health Sudbury & Districts; and all Ontario Municipalities.**

CARRIED

  
MAYOR



April 22, 2024

VIA ELECTRONIC MAIL

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

Dear Premier Ford:

**Re: Recommendations for Government Regulation of Nicotine Pouches**

In July 2023, Health Canada gave approval to Imperial Tobacco Canada to sell Zonnix under the [Natural Health Product Regulations](#) as a Nicotine Replacement Therapy (NRT) product. Consequently, Zonnix is sold under the Health Canada approval without adhering to the restrictions of the Federal [Tobacco and Vaping Products Act, 1997](#) and the [Smoke-Free Ontario Act, 2017](#).

Since this time, nicotine pouches have become widely available to youth. These flavoured pouches can be legally purchased by those under 18 years of age in Ontario. The unrestricted sale, display, and promotion of nicotine pouches contribute to accessibility, normalization, and potential health hazards. Nicotine is highly addictive and its use, in any form, is unsafe for children<sup>1</sup> and youth<sup>2</sup>. Exposure to nicotine can have adverse effects on the developing brains of children and youth and increases the likelihood of initiation and long-term use of tobacco<sup>2</sup>.

In March 2024, Public Health Sudbury & Districts released an advisory alert to local health system partners sharing concerns related to nicotine pouches. Additionally, letters were sent to education directors, educators, and parents to increase awareness of the availability and risks of nicotine pouches to children and youth.

At its meeting on April 18, 2024, the Board of Health for Public Health Sudbury & Districts took further action and carried the following resolution #26-24:

**Sudbury**

1300 rue Paris Street  
Sudbury ON P3E 3A3  
t: 705.522.9200  
f: 705.522.5182

**Elm Place**

10 rue Elm Street  
Unit / Unité 130  
Sudbury ON P3C 5N3  
t: 705.522.9200  
f: 705.677.9611

**Sudbury East / Sudbury-Est**

1 rue King Street  
Box / Boîte 58  
St.-Charles ON P0M 2W0  
t: 705.222.9201  
f: 705.867.0474

**Espanola**

800 rue Centre Street  
Unit / Unité 100 C  
Espanola ON P5E 1J3  
t: 705.222.9202  
f: 705.869.5583

**Île Manitoulin Island**

6163 Highway / Route 542  
Box / Boîte 87  
Mindemoya ON P0P 1S0  
t: 705.370.9200  
f: 705.377.5580

**Chapleau**

34 rue Birch Street  
Box / Boîte 485  
Chapleau ON P0M 1K0  
t: 705.860.9200  
f: 705.864.0820

**toll-free / sans frais**

1.866.522.9200

[phsd.ca](http://phsd.ca)



*WHEREAS Health Canada approved nicotine pouches for sale under the Natural Health Product regulations providing no restrictions on advertising or sale to children and youth; and*

*WHEREAS the unrestricted sale, display, and promotion of nicotine pouches contribute to their accessibility, the normalization of nicotine use, and potential health hazards; and*

*WHEREAS nicotine is highly addictive and its use, in any form, is unsafe for children and youth; and*

*WHEREAS exposure to nicotine can have adverse effects on the developing brains of adolescents and young adults and increases the likelihood of initiation and long-term use of tobacco products; and*

*WHEREAS the emergence of nicotine pouch products occurred rapidly without requiring adherence to the restrictions of the federal [Tobacco and Vaping Products Act, 1997](#), and the [Smoke-Free Ontario Act, 2017](#); and*

*THEREFORE BE IT RESOLVED THAT the Board of Health for Public Health Sudbury & Districts strongly encourage Health Canada to take immediate action to close the regulatory gap that permits the sale of nicotine pouches to youth under 18 years of age; and*

*FURTHER THAT the Board of Health urge Health Canada to strengthen regulations to restrict the sale of new and emerging tobacco and nicotine products, ensuring that nicotine availability to children and youth never occur again; and*

*FURTHER THAT the Board of Health for Public Health Sudbury & Districts strongly encourage the Government of Ontario to exclusively sell nicotine pouches from behind pharmacy counters, limit their display in retail settings, and restrict their promotion, especially to youth; and*

*FURTHER THAT the Government of Ontario expand the Smoke-Free Ontario Strategy to create a comprehensive, coherent public health-oriented framework for the regulation of vaping and all nicotine-containing products.*

We strongly encourage the Government of Ontario to follow immediately the Government of British Columbia and the Government of Québec to exclusively sell nicotine pouches in pharmacies, specifically behind the counter. This decision reduces product availability, restricts their promotion, and limits their display in retail settings.

Until tighter restrictions of nicotine pouches are implemented, the widely available and accessible product will continue to expose children and youth to nicotine. The Board of Health for Public Health Sudbury & Districts strongly encourages the Government of Ontario to expand the Smoke-Free Ontario Strategy to create a comprehensive, coherent public health-oriented framework for the regulation of vaping and all nicotine-containing products.

We thank you for your speedy attention to this important issue, and we continue to look forward to opportunities to work together to promote and protect the health of Ontarians.

Sincerely,



René Lapierre  
Chair, Board of Health



M. Mustafa Hirji, MD, MPH, FRCPC  
Acting Medical Officer of Health and Chief Executive Officer

cc: Honourable Mark Holland, Minister of Health of Canada  
Honourable Sylvia Jones, Deputy Premier and Minister of Health  
Honourable Ya'ara Saks, Canada's Minister of Mental Health and Addictions and Associate Minister of Health  
Honourable Michael Parsa, Minister of Children, Community and Social Services  
Yasir Naqvi, Parliamentary Secretary to the Minister of Health, Honorable Mark Holland  
Dr. Kieran Moore, Chief Medical Officer of Health of Ontario  
France Gélinas, Member of Provincial Parliament, Nickel Belt  
Jamie West, Member of Provincial Parliament, Sudbury  
Michael Mantha, Member of Provincial Parliament, Algoma-Manitoulin  
Viviane Lapointe, Member of Parliament, Sudbury  
All Ontario Boards of Health  
Association of Local Public Health Agencies

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<sup>1</sup> U.S. Department of Health and Human Services. (2014). "The Health Consequences of Smoking-50 Years of Progress: A Report of the Surgeon General."

<https://www.ncbi.nlm.nih.gov/books/NBK294308/#ch5.s2>

<sup>2</sup> National Center for Chronic Disease Prevention and Health Promotion (US) Office on Smoking and Health. (2016). "E-cigarette Use Among Youth and Young Adults: A Report of the Surgeon General." Retrieved on January 30, 2024 from

[www.cdc.gov/tobacco/sgr/ecigarettes/pdfs/2016\\_sgr\\_entire\\_report\\_508.pdf](http://www.cdc.gov/tobacco/sgr/ecigarettes/pdfs/2016_sgr_entire_report_508.pdf).





April 22, 2024

VIA ELECTRONIC MAIL

The Honourable Mark Holland  
Minister of Health of Canada  
House of Commons  
Ottawa, Ontario K1A 0A6

Dear Minister Holland:

**Re: Recommendations for Government Regulation of Nicotine Pouches**

In July 2023, Health Canada gave approval to Imperial Tobacco Canada to sell Zonnica under the [Natural Health Product Regulations](#) as a Nicotine Replacement Therapy (NRT) product. Consequently, Zonnica is sold under the Health Canada approval without adhering to the restrictions of the Federal [Tobacco and Vaping Products Act, 1997](#) and the [Smoke-Free Ontario Act, 2017](#).

Since this time, nicotine pouches have become widely available to youth. These flavoured pouches can be legally purchased by those under 18 years of age in Ontario. The unrestricted sale, display, and promotion of nicotine pouches contribute to accessibility, normalization, and potential health hazards. Nicotine is highly addictive and its use, in any form, is unsafe for children<sup>1</sup> and youth<sup>2</sup>. Exposure to nicotine can have adverse effects on the developing brains of children and youth and increases the likelihood of initiation and long-term use of tobacco products<sup>2</sup>.

In March 2024, Public Health Sudbury & Districts released an advisory alert to local health system partners sharing concerns related to nicotine pouches. Additionally, letters were sent to education directors, educators, and parents to increase awareness of the availability and risks of nicotine pouches to children and youth.

At its meeting on April 18, 2024, the Board of Health for Public Health Sudbury & Districts took further action and carried the following resolution #26-24:

*WHEREAS Health Canada approved nicotine pouches for sale under*

**Sudbury**

1300 rue Paris Street  
Sudbury ON P3E 3A3  
t: 705.522.9200  
f: 705.522.5182

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10 rue Elm Street  
Unit / Unité 130  
Sudbury ON P3C 5N3  
t: 705.522.9200  
f: 705.677.9611

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1 rue King Street  
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St.-Charles ON P0M 2W0  
t: 705.222.9201  
f: 705.867.0474

**Espanola**

800 rue Centre Street  
Unit / Unité 100 C  
Espanola ON P5E 1J3  
t: 705.222.9202  
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34 rue Birch Street  
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f: 705.864.0820

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*the Natural Health Product regulations providing no restrictions on advertising or sale to children and youth; and*

*WHEREAS the unrestricted sale, display, and promotion of nicotine pouches contribute to their accessibility, the normalization of nicotine use, and potential health hazards; and*

*WHEREAS nicotine is highly addictive and its use, in any form, is unsafe for children and youth; and*

*WHEREAS exposure to nicotine can have adverse effects on the developing brains of adolescents and young adults and increases the likelihood of initiation and long-term use of tobacco products; and*

*WHEREAS the emergence of nicotine pouch products occurred rapidly without requiring adherence to the restrictions of the federal [Tobacco and Vaping Products Act, 1997](#), and the [Smoke-Free Ontario Act, 2017](#); and*

*THEREFORE BE IT RESOLVED THAT the Board of Health for Public Health Sudbury & Districts strongly encourage Health Canada to take immediate action to close the regulatory gap that permits the sale of nicotine pouches to youth under 18 years of age; and*

*FURTHER THAT the Board of Health urge Health Canada to strengthen regulations to restrict the sale of new and emerging tobacco and nicotine products, ensuring that nicotine availability to children and youth never occur again; and*

*FURTHER THAT the Board of Health for Public Health Sudbury & Districts strongly encourage the Government of Ontario to exclusively sell nicotine pouches from behind pharmacy counters, limit their display in retail settings, and restrict their promotion, especially to youth; and*

*FURTHER THAT the Government of Ontario expand the Smoke-Free Ontario Strategy to create a comprehensive, coherent public health-oriented framework for the regulation of vaping and all nicotine-containing products.*

We applaud your pledge to take action to review the approval process for flavoured nicotine sales and advertising. We acknowledge the advisory Health Canada issued in March stating nicotine pouches should be used for nicotine replacement therapy in adults and the emphasis on keeping them out of reach of children and youth.

However, only until tighter restrictions of nicotine pouches are implemented, the widely available and accessible product will continue to expose children and youth to nicotine. The Board of Health for Public Health Sudbury & Districts strongly encourages the federal government to take immediate action to close the regulatory gap by restricting the sale of nicotine pouches to those under 18 years of age. We also support Health Canada in their assertion to halt the legal purchasing loophole and ensure that nicotine availability to children and youth never occurs with new and emerging products.

We thank you for your attention to this important issue, and we continue to look forward to opportunities to work together to promote and protect the health of Canadians.

Sincerely,



René Lapierre  
Chair, Board of Health



M. Mustafa Hirji, MD, MPH, FRCPC  
Acting Medical Officer of Health and Chief Executive Officer

cc: Honourable Doug Ford, Premier of Ontario  
Honourable Sylvia Jones, Deputy Premier and Minister of Health  
Honourable Ya'ara Saks, Canada's Minister of Mental Health and Addictions and Associate Minister of Health  
Honourable Michael Parsa, Minister of Children, Community and Social Services  
Yasir Naqvi, Parliamentary Secretary to the Minister of Health, Honorable Mark Holland  
Dr. Kieran Moore, Chief Medical Officer of Health of Ontario  
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Michael Mantha, Member of Provincial Parliament, Algoma-Manitoulin  
Viviane Lapointe, Member of Parliament, Sudbury  
All Ontario Boards of Health  
Association of Local Public Health Agencies

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<sup>1</sup> U.S. Department of Health and Human Services. (2014). "The Health Consequences of Smoking-50 Years of Progress: A Report of the Surgeon General."

<https://www.ncbi.nlm.nih.gov/books/NBK294308/#ch5.s2>

<sup>2</sup> National Center for Chronic Disease Prevention and Health Promotion (US) Office on Smoking and Health. (2016). "E-cigarette Use Among Youth and Young Adults: A Report of the Surgeon General."

The Honourable Mark Holland  
April 22, 2024  
Page 4

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Retrieved on January 30, 2024 from  
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The Corporation of the Municipality of St. Charles  
RESOLUTION PAGE



Regular Meeting of Council

**Agenda Number:** 7.3.  
**Resolution Number** 2024-324  
**Title:** Resolution stemming from May 15, 2024 Regular Meeting of Council - Item 10.1 - Correspondence #8  
**Date:** August 14, 2024

---

**Moved by:** Councillor Laframboise  
**Seconded by:** Councillor Lachance

**BE IT RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles hereby supports the Resolution dated March 28, 2024 passed by the County of Hastings, regarding sustainable infrastructure funding for small rural municipalities;**

**AND BE IT FURTHER RESOLVED THAT a copy of this Resolution be sent to the Prime Minister of Canada, Justin Trudeau; the Minister of Housing, Infrastructure and Communities of Canada, Sean Fraser; the Premier of Ontario, Doug Ford; the Minister of Infrastructure, Kinga Surma; the Minister of Municipal Affairs and Housing, Paul Calandra; our local Member of Parliament (MP); our local member of Provincial Parliament (MPP); the Association of Municipalities of Ontario (AMO); the Rural Ontario Municipal Association (ROMA); the Federation of Canadian Municipalities (FCM); and all Ontario Municipalities.**

**CARRIED**

  
MAYOR



Office of the Warden, C.A.O. & Clerk  
Hastings County

235 Pinnacle St. Postal Bag 4400,  
Belleville ON K8N 3A9

Tel: (613) 966-1311

Fax: (613) 966-2574

[www.hastingscounty.com](http://www.hastingscounty.com)

April 17, 2024

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

**Delivered via email**

[doug.fordco@pc.ola.org](mailto:doug.fordco@pc.ola.org)

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

RE: Hastings County Motion regarding sustainable infrastructure funding for small rural municipalities

Please be advised that Hastings County Council, at its meeting held on March 28, 2024, passed the following resolution:

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

**WHEREAS** in 2018, the Ontario government mandated all Ontario municipalities to develop capital asset management plans with the stipulation that they be considered in the development of the annual budget;

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

**WHEREAS** the only application approved through the recently awarded Housing Accelerator Fund to a small rural municipality was to Marathon Ontario, who received an allocation of \$1.9 million dollars while over \$1.369 billion going to Ontario's large urban centres, resulting in a 0.2% investment in rural Ontario;

**WHEREAS** the Ontario Government has committed \$9.1 billion to Toronto alone to assist with operating deficits and the repatriation of the Don Valley and Gardner Expressway;

**WHEREAS** small rural Ontario cannot keep pace with the capital investments required over the next 20 years unless both the Provincial and Federal Governments come forward with new sustainable infrastructure funding;

**WHEREAS** it is apparent that both the Federal and Ontario Governments have neglected to recognize the needs of small rural Ontario;

**NOW THEREFORE BE IT RESOLVED THAT** Hastings County call on the Ontario and Federal Government to implement sustainable infrastructure funding for small rural municipalities;

**AND THAT** small rural municipalities are not overlooked and disregarded on future applications for funding;

**AND THAT** both the Federal and Ontario Governments begin by acknowledging that there is an insurmountable debt facing small rural municipalities;

**AND THAT** both the Federal and Ontario Governments immediately commission a Working Group that includes a member of the Eastern Ontario Wardens Caucus, to develop a plan on how to deal with the impending debt dilemma;

**AND FINALLY THAT** this resolution be forwarded to The Honourable Justin Trudeau, Prime Minister of Canada, The Honourable Sean Fraser, Minister of Housing, Infrastructure and Communities of Canada; Michel Tremblay Acting President and CEO, Canada Mortgage and Housing Corporation; The Honourable Doug Ford, Premier of Ontario; The Honourable Kinga Surma, Ontario Minister of Infrastructure; The Honourable Paul Calandra, Ontario Minister of Municipal Affairs and Housing; MP Shelby Kramp-Neuman, Hastings-Lennox Addington; MPP Ric Bresee Hastings-Lennox Addington, AMO, ROMA, FCM, Eastern Ontario Wardens' Caucus and all Municipalities in Ontario.

If you have any questions regarding the above motion, please do not hesitate to contact me directly.

Sincerely,



Cathy Bradley  
Director of Legislative Services

The Corporation of the Municipality of St. Charles  
RESOLUTION PAGE



Regular Meeting of Council

**Agenda Number:** 7.5.  
**Resolution Number** 2024-326  
**Title:** Resolution stemming from June 19, 2024 Regular Meeting of Council - Item 8.1 - Correspondence #32  
**Date:** August 14, 2024

---

**Moved by:** Councillor Loftus  
**Seconded by:** Councillor Lachance

**BE IT RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles hereby supports Motion #12 passed by the Corporation of the Township of Larder Lake, regarding Asset Retirement Obligation PS 3280;**

**AND BE IT FURTHER RESOLVED THAT a copy of this Resolution be sent to the Premier of Ontario, Doug Ford; the Minister of Municipal Affairs and Housing, Paul Calandra; our local member of Provincial Parliament (MPP); the Association of Municipalities of Ontario (AMO); the Federation of Ontario Municipalities (FONOM); and all Ontario Municipalities.**

**CARRIED**

  
MAYOR



**THE CORPORATION OF THE TOWNSHIP OF LARDER LAKE**

69 Fourth Avenue, Larder Lake, ON

Phone: 705-643-2158 Fax: 705-643-2311



MOVED BY:

- Thomas Armstrong
- Patricia Hull
- Paul Kelly
- Lynne Paquette

SECONDED BY:

- Thomas Armstrong
- Patricia Hull
- Paul Kelly
- Lynne Paquette

Motion #: 12

Resolution #:

Date: June 11, 2024

**WHEREAS**, the Public Sector Accounting Board (PSAB) establishes accounting standards for the public sector which must be followed by all Ontario municipalities; And

**WHEREAS**, the Municipal Act, 2001 section 294.1 states that a municipality shall, for each fiscal year, prepare annual financial statements for the municipality in accordance with generally accepted accounting principles for local governments as recommended, from time to time, by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada; And

**WHEREAS**, PS 3280 is a new accounting standard covering asset retirement obligations (ARO) that was approved by PSAB in March 2018; And

**WHEREAS**, the standard must be applied by all public sector entities who prepare their financial statements under PSAB, including all Canadian municipalities; And

**WHEREAS**, many small municipalities do not have accountants or engineers on staff to complete the ARO obligations and this major accounting change will force small municipalities to hire consultants to complete this work and cause a significant financial burden to municipalities;

**NOW THEREFORE BE IT RESOLVED THAT** The Corporation of the Township of Larder Lake hereby calls upon the province of Ontario to provide financial assistance to municipalities to complete the ARO; And

**FINALLY, THAT** a copy of this resolution be forwarded to the Honourable Paul Calandra, Minister of Municipal Affairs and Housing, the Association of Municipal Clerks and Treasurers

Recorded vote requested:

	For	Against
Tom Armstrong		
Patricia Hull		
Paul Kelly		
Lynne Paquette		
Patty Quinn		

I declare this motion

<input type="checkbox"/> Carried
<input type="checkbox"/> Lost / Defeated
<input type="checkbox"/> Deferred to: _____ (enter date)
Because:
<input type="checkbox"/> Referred to: _____ (enter body)
Expected response: _____ (enter date)

Disclosure of Pecuniary Interest*

Chair: \_\_\_\_\_

\*Disclosed his/her (their) interest(s), abstained from discussion and did not vote on this question.

**THE CORPORATION OF THE TOWNSHIP OF LARDER LAKE**

**69 Fourth Avenue, Larder Lake, ON**

Phone: 705-643-2158 Fax: 705-643-2311



MOVED BY:

- Thomas Armstrong
- Patricia Hull
- Paul Kelly
- Lynne Paquette

SECONDED BY:

- Thomas Armstrong
- Patricia Hull
- Paul Kelly
- Lynne Paquette

Motion #: 13

Resolution #:

Date: June 11, 2024

of Ontario (AMCTO), the Timiskaming Municipal Association (TMA), the Federation of Ontario Municipalities (FONOM), and all municipalities within the District of Timiskaming.

Recorded vote requested:

	For	Against
Tom Armstrong		
Patricia Hull	✓	
Paul Kelly	✓	
Lynne Paquette	✓	
Patty Quinn	✓	

I declare this motion

<input checked="" type="checkbox"/> Carried
<input type="checkbox"/> Lost / Defeated
<input type="checkbox"/> Deferred to: _____ (enter date)
Because:
<input type="checkbox"/> Referred to: _____ (enter body)
Expected response: _____ (enter date)

<b>Disclosure of Pecuniary Interest*</b>

Chair: 

\*Disclosed his/her (their) interest(s), abstained from discussion and did not vote on this question.



---

52 Seguin Street, Parry Sound, Ontario P2A 1B4  
Tel: (705) 746-2101 • Fax: (705) 746-7461 • [www.parrysound.ca](http://www.parrysound.ca)

October 2, 2024

Minister Paul Calandra  
Municipal Affairs and Housing  
777 Bay Street  
College Park 17<sup>th</sup> Floor,  
Toronto, ON M7A 2J3  
Via e-mail: [minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)

Dear Minister Calandra,

I am writing to you as the Municipal Clerk at the Town of Parry Sound and as the municipal officer responsible for the administration of the *Municipal Elections Act, 1996* in support of [AMCTO's recommendations](#) calling for the comprehensive changes to *MEA*.

AMCTO members, as municipal leaders, support the interests and well-being of 235,000 municipal employees across all municipalities in this Province.

Local election administrators care about running fair and accessible elections. We care about ensuring that candidates, voters, and third-party advertisers understand their responsibilities. We care that those that may knowingly break the rules are held to account. We care that the *MEA* and the accompanying *Education Act* and *Assessment Act* are complicated pieces of legislation on their own, and more so read together.

That is why AMCTO reviews the *Act* after every local election and why the Province should be making the necessary changes to make election administration easier and the *Act* clearer to follow for candidates and voters within the timelines AMCTO has set out.

Never has there been a more important moment to ensure the *Act* is working well, closes gaps and provides the right enforcement tools and mechanisms to safeguard our local electoral processes from threats of foreign interference, misinformation and bad actors. Local clerks need support and guidance on how to manage these threats and deal with potential events especially considering the federal government's recent legislation on foreign interference (Bill C-70).

AMCTO convened a group of municipal staff with experience and expertise in administering local elections to present you with several recommendations for making improvements to *MEA* and calling for an overhaul of the *Act* in the long-term.

I support AMCTO's recommendations and call on you to update the *MEA* with priority and secondary recommendations by mid 2025 ahead of the 2026 election so that I can make the necessary adjustments for planning and implementation well ahead of statutory timelines imposed upon me to administer an election.

There is a provincial interest in ensuring the health of local democracy and the time to act is now – proactively instead of reactively. Election administrators face several uncertainties as we look ahead to 2026. We observe that in other jurisdictions with elections there is an increasing use of artificial intelligence (AI) and other technology to spread misinformation. There are increased levels of electoral interference. Even in Canada, we are seeing reports of more candidates and elected officials stepping back from public life because of concerns for their safety and reputations.

There also is a provincial interest for reducing administrative and operational burdens to help free up staff time to focus on other critical statutory and operational tasks such as those related to planning and development processes, municipal governance, as well as service innovation, in support of provincial priorities.

I look forward to seeing legislation introduced to update the *MEA* in the coming months to address current challenges, streamline processes, and make legislation easier to understand and administer.

Sincerely,



Rebecca Johnson  
Clerk

/rj  
Encl.

cc: Paul Shipway, President, AMCTO [president@amcto.com](mailto:president@amcto.com)  
Martha Greenberg, Deputy Minister, Ministry of Municipal Affairs and  
Housing [martha.greenberg@ontario.ca](mailto:martha.greenberg@ontario.ca)  
Jill Dunlop, Minister of Education [minister.edu@ontario.ca](mailto:minister.edu@ontario.ca)  
Todd McCarthy, Minister of Public & Business Service Delivery &  
Procurement [todd.mccarthy@ontario.ca](mailto:todd.mccarthy@ontario.ca)  
Peter Bethlenfalvy, Minister of Finance [Minister.fin@ontario.ca](mailto:Minister.fin@ontario.ca)  
Doug Ford, Premier of Ontario [premier@ontario.ca](mailto:premier@ontario.ca)  
Graydon Smith, MPP Parry Sound-Muskoka [Graydon.Smith@pc.ola.org](mailto:Graydon.Smith@pc.ola.org)  
Ontario Municipal Clerks



THE CORPORATION OF THE TOWN OF PARRY SOUND  
RESOLUTION IN COUNCIL

NO. 2024 - 152

DIVISION LIST

YES NO

DATE: October 1, 2024

- Councillor **G. ASHFORD**
- Councillor **J. BELESKEY**
- Councillor **P. BORNEMAN**
- Councillor **B. KEITH**
- Councillor **D. McCANN**
- Councillor **C. McDONALD**
- Mayor **J. McGARVEY**

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*P. Borneman*

SECONDED BY:

*[Signature]*

CARRIED:  DEFEATED: \_\_\_\_\_ Postponed to: \_\_\_\_\_

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

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

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

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

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

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

WHEREAS the Act can pose difficulties for voters, candidates, contributors and thirdparty advertisers to read, to interpret, to comply with and for election administrators to enforce.

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

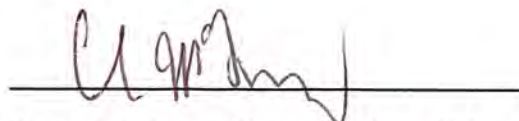
WHEREAS to keep public trust and improve safeguards the Act should be reviewed considering the ever-changing landscape which impacts elections administration including privacy, the threats of foreign interference, increased spread of mis/disinformation and the increased use of technologies like artificial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

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

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

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

AND BE IT FURTHER RESOLVED that this resolution will be forwarded to all municipalities in Ontario for support and that each endorsement be then forwarded to the Minister of Municipal Affairs and Housing (minister.mah@ontario.ca), the Minister of Education (minister.edu@ontario.ca), the Minister of Public and Business Service Delivery (todd.mccarthy@ontario.ca), Minister of Finance (Minister.fin@ontario.ca) the Premier of Ontario (premier@ontario.ca ), Parry Sound Muskoka MPP Graydon Smith and AMCTO (advocacy@amcto.com).

A handwritten signature in black ink, appearing to read "Chris McDonald", is written over a solid horizontal line.

**Deputy Mayor Chris McDonald**