



Agenda
June 17, 2026
Council - 9:30 a.m.
Council Chambers (157859 7th Line)

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- 1. Call to Order**
- 2. O Canada**
- 3. Land Acknowledgement**
- 4. Moment of Reflection**
- 5. Disclosure of Pecuniary Interest and General Nature Thereof**
- 6. Public Participation**

Members of the public are encouraged to provide Council with their comments and questions.

If a member of the public wishes to make a deputation on items on the Council agenda, they may do so either in-person at the Council Chambers or remotely via Zoom (phone/internet). Members of the public wishing to make a deputation must register in advance with Legislative Services by 10:00 a.m. on June 16, 2026 by contacting deputyclerk@meaford.ca or 519-538-1060 ext. 1100. An email with access information will be sent to those who register for remote participation. Deputations are limited to 5 minutes.

The public can watch this meeting live via the Municipality of Meaford's YouTube channel at www.meaford.ca/youtube.

- a) Deputations on Agenda Items

7. Items for Consideration

- a) COR2026-09 - Development Charges Reduction Program Application 4

Recommendation: That Council of the Municipality of Meaford:

1. Direct staff to complete and submit an application to the Development Charges Reduction Program, including:
 - a. A 50% development charge rate reduction on all residential charges for a three-year period starting with the signing of agreement(s); and
2. Authorize the Mayor and Clerk to enter into the necessary agreements, if successful.

[COR2026-09 - Development Charges Reduction Program Application](#)

8. Closed Session

- a) Ontario Land Tribunal Update

Recommendation: Be it resolved that Council of the Municipality of Meaford does now go into a closed session at X:X a.m. with the CAO, Clerk, Director of Development Services and the Municipal Solicitor in attendance to discuss two matters respecting litigation or potential litigation, including matters before administrative tribunals, affecting the Municipality or local board (open meeting exemption of "e" of section 239(2) of the Municipal Act, 2001) and the receiving of advice that is subject to solicitor-/client privilege, including communications necessary for that purpose (open meeting exemption "f" of section 239(2) of the Municipal Act, 2001), specifically Ontario Land Tribunal appeals regarding properties at 226 Boucher Street East and 23 and 37 Trowbridge Street East.

9. Confirming By-law

- a) Confirming By-law 9

Recommendation: Be it resolved that By-law 2026-46, being a by-law to confirm the proceedings of the meeting of

Council of the Corporation of the Municipality of Meaford, be taken as read a first, second and third time and finally passed.

[2026-46 - Confirming By-law](#)

10. Adjournment



COR2026-09 - Development Charges Reduction Program Application

Date:	Wednesday, June 17, 2026
From:	Sam Dinsmore, Deputy CAO/Director, Corporate Services
Roll N^o	N/a

Recommendation

That Council of the Municipality of Meaford:

1. Direct staff to complete and submit an application to the Development Charges Reduction Program, including:
 - a. A 50% development charge rate reduction on all residential charges for a three-year period starting with the signing of agreement(s); and
2. Authorize the Mayor and Clerk to enter into the necessary agreements, if successful.

Executive Summary

In a joint effort to help municipalities reduce development charges and increase the housing supply within Ontario, the federal and provincial governments announced the \$8.8B Canada-Ontario Development Charges Reduction Program (DCRP).

This report outlines the application requirements and processes and recommends that the Municipality apply to the DCRP.

Development Charges Reduction Program

On March 30, 2026, the federal and provincial governments made a joint announcement for the newly created \$8.8B DCRP program. At that time no additional details were released as the governments were working with the Association of Municipalities of Ontario (AMO) to create the guidelines and application forms.

On June 1, 2026, the guidelines and application form were released by the province, including a June 19, 2026, application deadline. The province has created very short turnaround for this program with expectations that successful municipalities will have agreements in place by summer 2026.

Program Criteria:

- Reasonable number housing units that would benefit from the rate reduction;
- Reasonable number of housing units that would benefit from the capital project(s);
- Proposed infrastructure projects that are listed in the Municipality's Development Charges Background Study (DCBS);
- Commitment to funding at least 10% of eligible infrastructure project costs;
- Commitment to the Buy Canadian Policy or Municipal Buy Ontario Procurement Directive;
- Infrastructure projects must not have started prior to reaching an agreement with the province however they must start prior to July 31, 2030, and must be completed by October 31, 2035;
- Housing-enabling infrastructure projects (e.g., roads, stormwater, water, and wastewater) will be given priority however community infrastructure projects (e.g., recreation, library, and fire) will be considered for funding.

Municipality of Meaford Development Charges

The Municipality has three (3) residential unit types: Single and Semi-Detached, Rows and Other Multiples, and Nursing Home (per bed). Table 1 outlines the current 2026 development charges and what the proposed rate would be after a 50% reduction.

Table 1 – Development Charges at Current and 50% Reduction Rates

Development Charge	Single & Semi (Current)	Row (Current)	Nursing Bed (Current)	Single & Semi (50%)	Row (50%)	Nursing Bed (50%)
Public Library	\$1,236	\$704	\$470	\$618	\$352	\$235
Fire Services	\$928	\$529	\$353	\$464	\$265	\$177
Parks & Rec	\$4,530	\$2,583	\$1,722	\$2,265	\$1,292	\$861
Public Works	\$131	\$75	\$50	\$66	\$38	\$25
Studies	\$341	\$194	\$129	\$171	\$97	\$65
Roads & Related	\$6,436	\$3,670	\$2,447	\$3,218	\$1,835	\$1,224
Stormwater	\$2,989	\$1,705	\$1,137	\$1,495	\$853	\$569
System Wide Water	\$9,673	\$5,515	\$3,677	\$4,837	\$2,758	\$1,839
System Wide Wastewater	\$20,723	\$11,816	\$7,878	\$10,362	\$5,908	\$3,939
Total	\$46,987	\$26,791	\$17,863	\$23,494	\$13,396	\$8,932

Analysis

In a joint effort to spur on residential development the federal and provincial governments announced the Development Charges Reduction Program. This is an application-based program where Municipalities must reduce residential development charges between 30% and 50% for three years. After reviewing the criteria and eligibility staff recommend that an application be submitted which will include a 50% residential rate reduction.

The application was released on June 10th and is due on June 19th. Staff require direction from Council to proceed with applying. The program requires that the Municipality must reduce residential development charges by 50% to be eligible for funding for projects that are in the background study for almost all services (studies are ineligible). Staff will apply for funding for specific growth-related projects that would have been development charge funded.

It is important to note that the Municipality will only reduce development charges if successful with the grant application. Failing to secure this funding will mean that there will be no decrease to current development charges as that funding is required to fund important infrastructure to continue to offer services as the Municipality grows.

Financial Impact

This grant application will have a minimal impact on the Municipality's finances as the forgone development charge revenue will be offset with the grant revenue, as staff are not recommending that the development charges be decreased without a successful grant application.

Strategic Priorities

This report supports the mission, vision and values of the Municipality of Meaford, as well as the goals and objectives set out in Council's Strategic Priorities, particularly with respect to:

- Investing in Infrastructure
- Ensuring Sustainability
- Growing our Economy
- Leading Municipal Government
- Strengthening our Community

Community Well-Being

Development Charges are an important funding source for the Municipality as it funds vital infrastructure needed to service both residential and non-residential growth. These services—such as linear assets (roads, water, and wastewater), fire protection, and public libraries—allow new development to integrate seamlessly into the community without placing a financial burden on existing tax and rate payers. By ensuring that growth pays for growth, the Municipality can proactively build a resilient infrastructure backbone in a financial sustainable manner.

Consultation and Communications

Finance Team

Approvals

Submitted by:

Sam Dinsmore, Deputy CAO/Director of Community Services

Approved by:

Shawn Everitt, CAO

The Corporation of the Municipality of Meaford

By-law Number 2026-46

Being a by-law to confirm the proceedings of the meeting of Council of the Corporation of the Municipality of Meaford

Whereas subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25 provides that municipal power shall be exercised by by-law; and

Whereas subsection 5(3) of the *Municipal Act, 2001*, provides that a municipal power, including a municipality's capacity, rights, powers and privileges under section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise; and

Whereas section 8 of the *Municipal Act, 2001*, provides that the powers of a municipality shall be interpreted broadly to enable it to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues; and

Whereas the Council of The Corporation of the Municipality of Meaford ("The Municipality") deems it expedient to adopt, confirm and ratify matters dealt with at all meetings of Council;

Now therefore the Council of the Corporation of the Municipality of Meaford enacts as follows:

1. That the proceedings and actions taken by the Council of The Municipality at the meeting of June 17, 2026, and in respect of each report, motion, recommendation, by-law and any other business conducted are hereby adopted and confirmed and shall have the same force and effect as if each and every one of them had been the subject matter of a separate by-law duly enacted.
2. The Mayor and proper officials of The Municipality are hereby authorized and directed to do all things necessary to give effect to the action of the Council of The Municipality referred to in the preceding section thereof.
3. That on behalf of The Municipality, the Mayor or presiding officer at the meeting and the Clerk, are authorized and directed to execute all documents necessary, and to affix the seal of The Municipality thereto.

4. That this by-law shall come into force and take effect on the day of passing.

Read a first, second and third time and finally passed this 17th day of June, 2026.

Ross Kentner, Mayor

Margaret Wilton-Siegel, Clerk