

Government Relations Matters

City Council
April 8, 2026



Regional Council

Thursday, April 9, 2026 @ 9:30 AM | Meeting agenda is available [here](#).

The next Regional Council meeting is scheduled for Thursday, April 23, 2026 @ 9:30 AM

9.5 Request of Extension of Peel's Major Office Incentives Program

Summary:

- Peel staff recommend that the Peel Major Office Incentives (MOI) Program application deadline be extended from April 22, 2026, to December 31, 2026, and that staff be directed to report back with detailed recommendations on the MOI Programs to support lower-tier municipal office incentives.
- In April 2021, the MOI Program was established to provide Tax Increment Equivalent Grants (TIEGs) to lower-tier municipal Community Improvement Plan (CIP) programs to support eligible major office developments, for the purpose of enhancing the competitiveness of Peel Region in attracting office developments and securing more jobs and increased tax revenues from developments that may not have occurred otherwise.
- In January 2026, Peel Region retained N. Barry Lyon Consultants Limited (NBLC) is to analyze the non-residential market, evaluate the current MOI Program, assess the feasibility of a range of major office incentive options, and provide recommendations on the program to support lower-tier municipal office incentives.
- In response to changing market conditions, the Cities of Brampton and Mississauga have recently taken steps to amend their existing office CIP programs and approve additional incentives.
- Peel staff are consulting with industry representatives and local municipalities regarding the feasibility of Peel Region matching lower-tier municipal office incentives. Staff anticipate bringing forward a report with recommendations on a new MOI program before the summer.

Staff Comments (Planning & Finance):

- The report highlights that the program has been limited to only two projects to date, both of which have been located in Brampton. Should the program be extended, there is a continued opportunity to align with the City's Office Incentive program.
- Aligning the Regional MOI Program with lower-tier municipal programs will provide greater predictability for the development industry, as both programs have historically operated concurrently.

Recommendation:

- Receive the report

13.1 Proposed Lease Agreement for a Service Hub for the Homeless – 8 Rutherford Road South

Summary:

- Peel Region intends to establish a Service Hub for the Homeless at 8 Rutherford Road South, City of Brampton, subject to approval.
- The service hub is intended to operate 24 hours a day, 365 days a year, providing daytime drop-in services, social supports, and overnight accommodation through the Stay the Night Program for individuals experiencing homelessness.
- The report seeks Council approval to enter into negotiations with the City of Brampton for use of the site for a term of up to 35 years, subject to satisfactory results of due diligence and ability to successfully mitigate community, environmental, planning and financial risks.
- The report also seeks regional council's approval to establish a new capital project, in the amount of up to \$500,000, to undertake due diligence, planning, and feasibility work, funded through the redistribution of available funds from the Housing Support capital project 185042 (\$250,000) and project 243037 (\$250,000), both funded through the Tax Capital Reserve R0254, with no net impact to the 2026 capital budget.
- The preliminary estimate of the capital costs to build the hub is between \$24,000,000 to \$28,000,000 to be added in future budgets. The preliminary estimate of annual operating costs for the hub is \$3,900,000, net of the amount currently allocated to support agencies in Brampton that support the homeless (\$4,500,000 - \$600,000).

Staff Comments (Realty):

- As per the November 26, 2025, Staff report for 8 Rutherford Road South – Ward 3, the City Council had passed the following resolution:
 - C268-2025 – that the Chief Administrative Officer be delegated authority to execute a long-term lease agreement, and any other documents necessary, between The Corporation of the City of Brampton, as landlord, and the Regional Municipality of Peel, as tenant, on terms and conditions as directed by Council and otherwise acceptable to the Senior Manager, Realty Services, and in a form acceptable to the City Solicitor or designate.

Recommendation:

- Receive the report

17.5 2026 Election Period Information (For Information)

Summary:

- The report provides an overview of election period rules, including possible Lamé Duck restrictions on Council's authority under the *Municipal Act, 2001* after Nomination Day and/or Voting Day.
- The 2026 Election campaign period is May 1, 2026, to December 31, 2026.
- Under s. 275 of the *Municipal Act, 2001*, the actions of the current Council could be restricted by operation of law after Nomination Day (August 21, 2026), or after Election Day (October 26, 2026), through to the end of Council's term, ending on November 14, 2026, commonly known as a Lamé Duck period.
- Restrictions are in place from Nomination Day or Election Day if the new Council will include less than three-quarters of the members of the outgoing Council. In order for these provisions to apply to Peel Regional Council, it must be determined that less than 18 of the outgoing members of Regional Council would be returning for the 2026-2030 term.
- If a clear determination cannot be made following Nomination Day that less than three-quarters of the current Council members will be returning in the new term, then the Lamé Duck provisions will not apply at that time and will be re-evaluated after Voting Day, based on the results of the election.
- If it is determined that the current Council is subject to Lamé Duck restrictions, Council is prohibited from taking the following actions:
 - The appointment or removal from office of any officer of the municipality;
 - The hiring or dismissal of any employee of the municipality;
 - The disposition of any real or personal property of the municipality which has a value exceeding \$50,000 at the time of disposal*; and
 - The making of any expenditures or the incurring of any other liability which exceeds \$50,000*.
 - *Restriction not applicable if the disposition or liability was included in the most recent budget adopted by the Council before Nomination Day.

Recommendation

- Receive the report

17.6 Financial Support Services for the Transfer of Roads and Stormwater Services

Summary:

- Bill 45, the *Peel Transition Implementation Act*, legislates the transfer of jurisdiction over regional roads, including related stormwater infrastructure, from Peel Region to Mississauga, Brampton and Caledon, effective July 1, 2027, via provincial regulation.
- In February 2026, the Office of the Provincial Land and Development Facilitator (OPLDF) commenced discussions with the municipalities, advising that the office will be supporting the implementation through participation with CAOs, Transition Leads and other working groups as deemed necessary. The province will fund the OPLDF and no additional costs.
- CFOs from all four municipalities agree to proceed with procuring financial support services to assist with the transfer of roads and stormwater services to ensure a smooth transition of assets with a replacement value of \$4.4 billion.
- The purpose of obtaining financial support services is to provide expertise to identify the asset and liability transfer; conduct an independent and objective financial assessment and impact of the transfer, including transfer requirements and key risks for all four municipalities; identify post-transfer financial requirements; and quantify financial impacts related to staffing and labour relations.
- The procurement of financial support services will take place in April 2026. All four CFOs will review and evaluate the bids for award. The scope of work is planned for completion by September 2026.
- The services will be procured and funded by the Region of Peel and pricing for these services will be determined through the competitive process. It will be funded by rate stabilization.

Recommendation:

- Receive the report

20.2 Motion Regarding Nominations to the 2026-2028 AMO Board of Directors

Summary:

- AMO By-law No.1 requires that qualified nominees for the AMO Board of Directors submit a Council resolution of support that specifies one of AMO's named caucuses, prior to the close of nominations.
- Mayor Brown moves that Council nominate Paul Vicente, Regional Councillor, for the position of Director, Regional and Single Tier Caucus, on the AMO Board of Directors for the 2026-2028 term.
- Councillor Vicente has been a member of the AMO Board since 2020 and was most recently re-elected in 2024.



March 30, 2026

Bill 98: Ontario Introduces the *Building Homes and Improving Transportation Infrastructure Act*

- Minister Flack introduced the act to make a number of changes to transit and home construction.
- If passed, the act would:
 - Allow single-occupant vehicles to use high-occupancy vehicle (HOV) lanes during off-peak hours.
 - Explore regulations to enhance fare integration across the GTHA through One Fare 2.0.
 - Simplifying planning and approval tools:
 - Proposed changes to municipal official plans, establishing a standardized table of contents and limiting land use designations
 - Establish a third-party advisory body consisting of engineering, construction, and code specialists to undertake a section-by-section review of the Ontario Building Code
 - Remove municipal authority to require enhanced development standards, including clarifying site plan control
 - Consult on major structural reforms to the site plan control more broadly
 - Consulting on the disclosure of municipal development charges and other hidden fees in agreements of purchase and sale for new homes.
 - Remove development charges from non-profit retirement homes.
 - Reinforce that the new public corporation for water and wastewater in Peel Region will remain in public sector ownership and promote continuity of service by clarifying rules and rights for agreements and employees that are transferred.



The Intergovernmental Affairs & Advocacy team has shared a briefing note on Bill 98 with Mayor Brown and Members of Council on April 7, 2026. A comprehensive report will be brought forward to a future Council meeting, including recommended municipal responses to priority ERO postings for Council's consideration and endorsement.

April 2, 2026

Ontario Introducing the *Better Regional Governance Act, 2026*

- The government introduced the act to make a number of changes, if passed, to the way regional governments function.
- The proposed Better Regional Governance Act, 2026 and related regulatory changes would enable the following:
 - Allow the Minister to appoint regional chairs in Durham, Halton, Muskoka, Niagara, Peel, Waterloo and York, as well as the warden of Simcoe County. Under previous legislation, the Minister had the authority to appoint chairs in Niagara, Peel and York regions for the 2022-2026 council term only.
 - Regional chairs in the eight municipalities listed above would receive “strong chair” powers which mirror “strong mayor” powers, providing more efficient, streamlined local decision-making, enabling them to deliver faster results for residents and support efforts to advance shared provincial-municipal priorities.
 - Reducing the sizes of Simcoe County and Niagara Region Councils from 32 each to 17 and 13, respectively.
- The bill will also enable the regulation to establish rules for weighted voting in upper-tier municipalities to ensure composition maintains fair local representation.



The province has proposed two regulatory changes related to the Minister’s ability to appoint Regional Chairs and implement strong chair powers for Regional Chairs. Staff will review the postings and determine the comments to be submitted.

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

April 7, 2026

Prime Minister Carney Launches the Build Communities Strong Fund and announces the first tranche of projects



- Prime Minister Mark Carney officially launched the Build Communities Strong Fund – and announced its first project, **\$64 million to fund the new Embleton Community Centre and Park in Brampton, Ontario.**
- Embleton will be a 175,000-square-foot community centre with a pool, gymnasium, fitness centre, childcare facility, as well as various community spaces and outdoor recreational amenities.
- The Fund will be a force multiplier in infrastructure, with funding that will be matched by nearly \$17 billion from provinces, and additional billions leveraged through municipal and territorial partnerships as well as private capital.
- Combined with provincial matching, the projects through the Fund will support an average of 42,000 jobs per year – from engineering to the skilled trades.
- The Fund will boost Canada’s GDP by \$95 billion over the next decade. That means approximately \$12 billion in infrastructure investments every year for the next eight years – nearly double the previous eight years.

The city welcomes this federal commitment; staff and council have been working with the federal government to secure funding towards Embleton and other priority infrastructure projects.

April 2, 2026

FCM March 2026 Board of Directors Meeting

- FCM Board of Directors meetings took place from March 3-5 in St. John's, Newfoundland and Labrador.
- The meeting focused on the vital role municipalities are playing in Canada's new economic landscape, including the vital importance of municipal infrastructure as the economic backbone of the country, and the huge contributions being made on the municipal level to Canada's international trade and defence.
- Municipal priorities remained firmly focused on housing, infrastructure, public safety and climate resilience.
- The Committee of the Whole meeting began on March 4 and included two special sessions for attendees:
 - A detailed Advocacy Strategy session, which included a comprehensive outline of FCM's advocacy planning and strategy on the road to Budget 2026.
 - A Trade & Defence session which included a practical, municipal perspective on the latest developments in Canada-US relations, international trade, Buy Canadian procurement, and opportunities for dual-use "municipal/defence" infrastructure investment.



As a FCM Board Member, Councillor Santos attended the Board of Directors meeting, representing the City of Brampton.

THANK YOU!

