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## **The Regional Municipality of Durham**

### **Regional Council Minutes**

**Wednesday, November 26, 2025**

The Council of The Regional Municipality of Durham met in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 AM.

Acting Regional Chair Carter assumed the Chair.

#### **1. Traditional Territory Acknowledgment and National Anthem**

Acting Chair Carter read the following land acknowledgement:

The Region of Durham exists on lands that the Michi Saagiig Anishinaabeg inhabited for thousands of years prior to European colonization. These lands are the traditional and treaty territories of the Nations covered under the Williams Treaties, including the Mississaugas of Scugog Island First Nation, Alderville First Nation, Hiawatha First Nation, Curve Lake First Nation, and the Chippewa Nations of Georgina Island, Beausoleil and Rama.

We honour, recognize, and respect Indigenous Peoples as rights holders and stewards of the lands and waters on which we have the privilege to live. In our efforts towards reconciliation, we continue to build and strengthen relationships with First Nations, as well as the large Métis communities and growing Inuit communities here in Durham. We commit to learning from Indigenous values and knowledge, building opportunities for collaboration, and recognizing that we are all connected.

#### **2. Roll Call**

Electronic participation was offered for this meeting.

\* indicates individuals who participated electronically.

##### **Members**

Present: Councillor Anderson  
Councillor Ashe attended the meeting at 9:55 AM  
Councillor Brenner  
Councillor Carter  
Councillor Chapman  
Councillor Collier\*  
Councillor Cook  
Councillor Crawford  
Councillor Dies  
Councillor Foster  
Councillor Garrod  
Councillor Kerr attended the meeting at 9:38 AM  
Councillor Leahy\*

Councillor Lee\*  
Councillor Marimpietri  
Councillor McDougall  
Councillor Mulcahy  
Councillor Neal  
Councillor Nicholson  
Councillor Pickles  
Councillor Roy  
Councillor Shahid  
Councillor Woo  
Councillor Wotten  
Councillor Yamada\*  
Regional Chair Henry\*

**Members**

Absent: Councillor Barton  
Councillor Jubb was absent due to municipal business  
Councillor Pettingill was absent due to municipal business

Staff Present: S. Austin, C. Bandel, E. Baxter-Trahair, A. Burgess, S. Danos-Papaconstantinou, J. Dixon, D. Dunn, A. Evans\*, L. Fleury\*, L. Foulds, T. Fraser, P. Gee, S. Gill\*, C. Goodchild, B. Goodwin, A. Harras, A. Hector-Alexander, B. Holmes, J. Hunt, R. Inacio, R. Jagannathan, R.J. Kyle, L. Lavery\*, K. McDermott, N. Pincombe, M. Simpson, N. Taylor, E. Valant, and D. Waechter

**3. Declarations of Pecuniary Interest**

There were no declarations of pecuniary interest.

**4. Adoption of Minutes**

Motion #155

Moved by Councillor Marimpietri, Seconded by Councillor Anderson,  
That the minutes of the following meetings be adopted:

- Regular Regional Council meeting held on October 29, 2025;
- Closed Regional Council meeting held on October 29, 2025;
- Regular Committee of the Whole meeting held on November 13, 2025;

**Carried**

## 5. Presentations

### 5.1 Anthony Di Pietro, Director – Health Protection Re: Friend of Health Awards

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Anthony Di Pietro, Director – Health Protection, Dr. Kyle, Commissioner and Medical Officer of Health and Councillor Roy, Chair, Health & Social Services Committee, presented the Friend of Health Awards to recognize partners who have made outstanding contributions towards public health in Durham Region. A. Di Pietro noted that nominations come from front line employees and supervisors who work alongside the award recipients.

The award recipients included:

- West Lynde Public School & Community Council
- Jeanne Sawka, Lakeridge Health Ajax/Pickering Ambulatory Care Unit
- James Deal, Durham Community Health Centre
- Sarah Kattab, Donald A. Wilson Secondary School
- Jennifer Wynne, Durham Region Social Services
- Lakeridge Health IPAC Hub
- Jennifer Johnson, Tina Cole, and Carter Sehn, Durham Regional Cancer Centre at Lakeridge Health
- Darren Nagy, City of Oshawa
- Esther Veens and Beth Grove, Sunrise Pregnancy and Family Support Services

Motion #156

Moved by Councillor Chapman, Seconded by Councillor Cook,  
That the order of the agenda be altered to hear the delegation from Joell Vanderwagen, Durham Resident regarding Metrolinx GO Rail Service Extension through Oshawa to Bowmanville at this time.

**Carried**

## 6. Delegations

### 6.1 Joell Vanderwagen, Durham Resident (In-Person Attendance) Re: Metrolinx GO Rail Service Extension through Oshawa to Bowmanville

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Joell Vanderwagen appeared with respect to the Metrolinx GO Rail Service Extension through Oshawa to Bowmanville.

J. Vanderwagen expressed concerns that the Report is confidential. J. Vanderwagen stated that Metrolinx is not a transit agency, it is a business operation, and outside parties have replaced municipal engineering departments.

J. Vanderwagen advised that in the Spring of 2012 they attended a Toronto Transit Commission (TTC) meeting where it was announced that Metrolinx was taking over the Eglinton Light Rail Transit project to privatize it, and 13 years later the project is still not finished and there has been no accountability to Council or the public.

J. Vanderwagen stated that the Durham Transit Oriented Community (TOC) needs to be a Durham Transit hub with a direct bus service to a new Central Oshawa GO Station, ideally located south of Hwy. 401 at Bloor and Simcoe Streets.

J. Vanderwagen further stated that the GO train extension to Bowmanville should head directly east next to the CN tracks with three new stations at Bloor/Simcoe Streets in Oshawa, Courtice and Bowmanville.

Motion #157

Moved by Councillor Crawford, Seconded by Councillor Cook,

That Joell Vanderwagen be granted an additional two minutes to finish their delegation.

**Carried**

J. Vanderwagen stated that GO trains are meant for long-distance regional trips and are not the right technology to serve a local TOC. GO train stations require ample parking, taxi lanes, bus lanes and bus bays for local transit connections; this is something that can not be accommodated in a TOC that is not on a main arterial road.

J. Vanderwagen stated that the current plan which takes the train north is going to cause issues with numerous properties needing to be expropriated, power lines relocated, bridges built, and a new track-bed created.

J. Vanderwagen asked Council to instruct Metrolinx to choose the simpler option of taking the GO train directly east next to the CN tracks, and creating three new stations.

Motion #158

Moved by Councillor Anderson, Seconded by Councillor Marimpietri,

That the order of the Agenda be altered to consider Item 5.2, a Confidential Presentation from Metrolinx regarding the Bowmanville Extension – Simcoe Street Bridge Replacement; and Item 8.1 Confidential Report of the Commissioners of Community Growth & Economic Development and Finance regarding information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them, as it relates to the Second Municipal Infrastructure Agreement with Metrolinx for the Extension of the Rail Service to Bowmanville at this time.

**Carried**

Motion #159

Moved by Councillor Mulcahy, Seconded by Councillor Kerr,

That the meeting be closed to the public in order to consider a Confidential Presentation from Metrolinx regarding the Bowmanville Extension – Simcoe Street Bridge Replacement; and a Confidential Report of the Commissioners of Community Growth & Economic Development and Finance regarding information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them, as it relates to the Second Municipal Infrastructure Agreement with Metrolinx for the Extension of the Rail Service to Bowmanville.

**Carried on the following Recorded Vote:**

Yes: Councillor Anderson  
Councillor Ashe  
Councillor Brenner  
Councillor Carter  
Councillor Chapman  
Councillor Collier  
Councillor Crawford  
Councillor Dies  
Councillor Foster  
Councillor Garrod  
Councillor Kerr  
Councillor Leahy  
Councillor McDougall  
Councillor Pickles  
Councillor Roy  
Councillor Shahid  
Councillor Woo  
Councillor Wotten  
Councillor Yamada  
Regional Chair Henry

No: Councillor Cook  
Councillor Lee  
Councillor Marimpietri  
Councillor Mulcahy  
Councillor Neal  
Councillor Nicholson

Members

Absent: Councillor Barton  
Councillor Jubb  
Councillor Pettingill

Declaration  
of Interest: None

Motion #160

Moved by Councillor Kerr, Seconded by Councillor Marimpietri,  
That Council recess for 5 minutes.

**Carried**

Council recessed at 10:09 AM and reconvened at 10:15 AM

[Refer to the Closed Meeting minutes of November 26, 2025]

Acting Chair Carter advised that during the closed session there were directions given.

## **8. Reports related to Delegations/Presentations**

- 8.1 Confidential Report of the Commissioners of Community Growth & Economic Development, Finance and Works – closed matter with respect to information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them, as it relates to the Second Municipal Infrastructure Agreement with Metrolinx for the Extension of the Rail Service to Bowmanville  
(2025-COW-38)

[Carried]

Motion #163

Moved by Councillor Marimpietri, Seconded by Councillor Kerr,  
That the recommendations contained in Confidential Report #2025-COW-38 be approved.

**Carried on the following Recorded Vote:**

Yes: Councillor Anderson  
Councillor Ashe  
Councillor Carter  
Councillor Chapman  
Councillor Collier  
Councillor Dies  
Councillor Foster  
Councillor Garrod  
Councillor Kerr  
Councillor Leahy  
Councillor McDougall  
Councillor Mulcahy  
Councillor Pickles  
Councillor Roy  
Councillor Shahid

Councillor Woo  
Councillor Wotten  
Regional Chair Henry

No: Councillor Brenner  
Councillor Cook  
Councillor Crawford  
Councillor Marimpietri  
Councillor Neal  
Councillor Nicholson

Members

Absent: Councillor Barton  
Councillor Jubb  
Councillor Lee  
Councillor Pettingill  
Councillor Yamada

Declaration  
of Interest: None

- 5.2 Confidential Presentation from Jake Schabas, Vice President, GO Expansion Head Sponsor - Metrolinx, Kerrie Kerenidis, Vice President, Project Delivery - Extensions - Metrolinx, and Rajesh Khetarpal, Vice President, Community Engagement (905+) – Metrolinx  
Re: Bowmanville Extension – Simcoe Street Bridge Replacement
- 

This item was considered during the closed session.

**6. Delegations**

- 6.1 Joell Vanderwagen, Durham Resident (In-Person Attendance)  
Re: Metrolinx GO Rail Service Extension through Oshawa to Bowmanville
- 

The delegation was heard earlier in the meeting. See Item 6.1 on Pages 3 to 4.

**7. Communications**

- CC 22 Correspondence from Ore Alade, Project Manager III, Delta Urban Inc. re: Northeast Pickering Landowner Group Inc. – Commencement request of Environmental Assessment process for Zone 3 lands within the Northeast Pickering Secondary Plan Area, City of Pickering, Region of Durham
-

Motion #164

Moved by Councillor Ashe, Seconded by Councillor Marimpietri,

- A) That Regional Staff be directed to negotiate and prepare an Agreement with the Northeast Pickering Landowners Group Inc. to undertake the requested Municipal Class Environmental Assessment, as outlined in their letter dated November 19, 2025, with the Region of Durham acting as the co-proponent and at no cost to the Region; and
- B) That the terms of the Agreement be presented to Regional Council for approval no later than February 2026.

**Carried on the following Recorded Vote:**

Yes: Councillor Anderson  
Councillor Ashe  
Councillor Brenner  
Councillor Carter  
Councillor Chapman  
Councillor Cook  
Councillor Crawford  
Councillor Foster  
Councillor Garrod  
Councillor Kerr  
Councillor Leahy  
Councillor Marimpietri  
Councillor McDougall  
Councillor Mulcahy  
Councillor Nicholson  
Councillor Pickles  
Councillor Roy  
Councillor Shahid  
Councillor Woo  
Councillor Wotten  
Councillor Yamada  
Regional Chair Henry

No: Councillor Dies  
Councillor Neal

Members

Absent: Councillor Barton  
Councillor Collier  
Councillor Jubb  
Councillor Lee  
Councillor Pettingill

Declaration  
of Interest: None

Motion #165

Moved by Councillor Chapman, Seconded by Councillor McDougall,  
That Council recess for 40 minutes.

**Carried**

Council recessed at 12:21 PM and reconvened at 1:00 PM.

A roll call was conducted following the recess and all members of Council were present with the exception of Councillors Barton, Collier, Cook, Crawford, Jubb, Lee, Pettingill, Roy, and Wotten.

## **8. Reports related to Delegations/Presentations**

- 8.1 Confidential Report of the Commissioners of Community Growth & Economic Development, Finance and Works – closed matter with respect to information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them, as it relates to the Second Municipal Infrastructure Agreement with Metrolinx for the Extension of the Rail Service to Bowmanville  
(2025-COW-38)

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**[Carried]**

This matter was considered earlier in the meeting. See Item 8.1 and Motion (163) on Pages 6 and 7.

## **9. Committee Reports and any related Notice of Motions**

- 9.1 Report of the Finance and Administration Committee
- 

1. 2026 Interim Regional Property Tax Levy  
(2025-F-19)

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**[Carried]**

- A) That a 2026 interim regional property tax levy be imposed on the lower-tier municipalities for all property tax classes;
- B) That the amount due from each lower-tier municipality is estimated to be equivalent to 50% of their respective share of the regional property taxes collected in 2025;
- C) That the 2026 interim regional property tax levy be paid by the lower-tier municipalities seven calendar days subsequent to the instalment due dates established by each lower-tier municipality for the collection of their respective interim municipal property taxes;

- D) That the 2026 Regional supplementary property taxes be paid by the lower tier municipalities seven calendar days subsequent to the instalment due dates established by each lower-tier municipality for the collection of their respective supplementary municipal property taxes;
- E) That 25 per cent of the previous year's Regional payments-in-lieu of taxation, railway and utility lands and payments related to universities/colleges and public hospitals be remitted by the lower-tier municipalities by March 31, 2026;
- F) That an interest rate equivalent to the prevailing prime interest rate shall be charged for late payments of the amounts described in Recommendations A) to E) of Report #2025-F-19 of the Commissioner of Finance;
- G) That the Regional Clerk be requested to advise the lower-tier municipalities of the imposition of the 2026 interim regional property tax levy for all property tax classes and the due dates for remittance to the Region; and
- H) That approval be granted for the requisite by-law.

2. Temporary Borrowing By-Law for 2026  
([2025-F-20](#))

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**[Carried]**

- A) That the Regional Chair and the Treasurer be authorized in 2026 to borrow funds not to exceed \$500 million to meet current expenditures and liabilities until such time as the general tax revenues and other revenues of the Region are received; and
- B) That approval be granted for the requisite by-law(s).

3. Water Meters and Related Equipment, Software and Services  
([2025-F-21](#))

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**[Carried]**

- A) That the current Standing Agreement (C002817) with Neptune Technology Group (Canada) Limited for the provision of Water Meters and Related Equipment, Software and Services be extended for the period of December 1, 2025, to November 30, 2027
- B) That, based on the findings of the feasibility study, staff undertake a Competitive Procurement Process for new service agreement(s) extending beyond November 30, 2027; and

- C) That the Commissioner of Finance be authorized to execute all documents related to the contract extension.

Motion #166

Moved by Councillor Ashe, Seconded by Councillor Garrod,

That the recommendations contained in Items 1 to 3 inclusive of Report #6 of the Finance and Administration Committee be adopted.

**Carried**

9.2 Report of the Health and Social Services Committee

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1. Memorandum from Dr. Robert Kyle, Commissioner and Medical Officer of Health Re: External Violence Against Paramedics
- 

**[Carried]**

- A) That the Regional Municipality of Halton Resolution MO-10-25 calling on the Government of Canada to reintroduce and adopt legislation amending the Criminal Code to explicitly include paramedics and first responders under Section 423.2 protections, be endorsed; and
- B) That the Prime Minister of Canada, the Minister of Justice and Attorney General of Canada, Durham's MPs, the Federation of Canadian Municipalities, Association of Municipalities of Ontario, Paramedic Chiefs of Canada, Ontario Association of Paramedic Chiefs and the Durham Regional Police Service be so advised.

2. Daily Rate Increase in Regional Directly Operated Early Learning and Child Care Programs  
(2025-SS-6)
- 

**[Carried]**

That approval be granted to increase school-age child care daily rates for Directly Operated Learning and Child Care programs effective January 1, 2026, in accordance with the following table:

Type of Care	Current Daily Rate	Proposed Daily Rate	Difference (5% increase)
School Age - Before School	\$16.00	\$16.80	\$0.80
School Age - After School	\$20.00	\$21.00	\$1.00
School Age - Before and After School	\$26.00	\$27.30	\$1.30
School Age - Full Day	\$37.00	\$38.85	\$1.85

3. Confidential Report of the Commissioner of Social Services – Closed Matter with respect to information explicitly supplied in confidence to the municipality of local board by Canada, a province or territory or a Crown agency of any of them, regrading Capital Projects Submitted under the Ontario Priorities Housing Initiative (OPHI) (2025-SS-7)
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**[Carried]**

That the recommendations contained in Confidential Report #2025-SS-7 of the Commissioner of Social Services be adopted.

Motion #167

Moved by Councillor Anderson, Seconded by Councillor Dies,

That the recommendations contained in Items 1 to 3 inclusive of Report #5 of the Health and Social Services Committee be adopted.

**Carried**

### 9.3 Report of the Community Growth and Economic Development Committee

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1. Planning Fees and Charges Review (2025-CG-12)
- 

**[Carried]**

- A) That a by-law be approved, generally in the form included as Attachment 1 to Report #2025-CG-12 of the Commissioner of Community Growth and Economic Development, to repeal and replace the existing Region Planning Fees and Charges By-law 20-2021 and update the fees in accordance with Report #2025-CG-12;
  - B) That the new Planning Fees and Charges By-law come into effect on January 1,2026; and
  - C) That a copy of Report #2025-CG-12 be forwarded to the local area municipalities, the Conservation Authorities, the Building Industry and Land Development Association (BILD), and The Durham Region Homebuilders' Association (DRHBA), for their information.
2. Region of Durham Comments on ERO Postings #025-1077, a proposed regulatory framework under the Special Economic Zones Act, 2025 that sets out draft criteria for the designation of projects, proponents and zones and #025-1001, new requirements for data centres seeking to connect to the electricity grid in Ontario (2025-CG-13)
- 

**[Carried]**

- A) That the letter dated November 4, 2025 found in Attachment #1 to Report #2025-CG-13 of the Commissioner of Community Growth and Economic Development, be endorsed as the Region of Durham's response to ERO Posting 025-1001 and ERO Posting 025-1077, including the following key comments:
- i) the Region welcomes the opportunity to meet with the province to discuss the possibility of Special Economic Zones (SEZs) in Durham and looks forward to collaboratively participating in the process of determining the locations of any new SEZs. If SEZs will be used as a tool for facilitating foreign direct investment attraction and improving investment readiness, the Region looks forward to working jointly with the province to identify specific opportunities;
  - ii) the Region would like to work with the province to explore how energy enabling infrastructure can be expedited, while maintaining critical project oversight beyond the project area;
  - iii) the Region is concerned about the potential for a SEZs being used unilaterally for data centre development within the region and requests that the province engage Regional staff on any such proposals;
  - iv) it is recommended that the province include municipal support as a requirement for designating projects, proponents and zones. This would help to mitigate concerns related to decision-making transparency under the SEZs Act;
  - v) the Region appreciates the clarification that unless a law is specifically named in a regulation under the SEZs Act, existing laws will apply. The province should also consult with affected municipalities if their policies and/or by-laws are at risk;
  - vi) if a SEZ is considered within Durham that overlaps with Transit Station Charge collection areas, it is requested that the future Transit Station Charge by-law not be considered for exemption under the SEZs Act, as this would impair the ability to extend GO Service to Bowmanville and construct four new stations;
  - vii) to ensure transparency and maintain public trust, it is recommended that the province clearly outline the safeguards in place to support fairness and consistency when using the trusted proponent model;

- viii) the Region supports the inclusion of Duty to Consult and, where appropriate accommodate as specific project, proponent and zone criteria;
  - ix) the Region remains concerned that potential SEZs exemptions to the Ontario Heritage Act could result in negative impacts, including to Indigenous artifacts and burial sites;
  - x) it is recommended that decarbonization potential be included as a proposed project criteria under 'Significant and Long-Term Economic Benefits for Ontario' because doing so will not only support the reduction of greenhouse gas emissions, but also economic resilience and provincial security;
  - xi) it is recommended that the province indicate the process by which respective ministries (e.g., Health and Environment, Conservation and Parks) will be involved in evaluating and/or overseeing proponent's plans;
  - xii) if aggregates are considered for designation as a SEZ, the province should ensure that there are no adverse impacts to groundwater. Additionally, if traditional aggregate licensing processes are bypassed, there would be limited ability for municipalities to secure mitigation measures, haul route agreements and operational adjustments (e.g., water delivery to mitigate well drawdown, street cleaning for dust, adjusted hours of operation, etc.) that are used to create solutions to unique local issues related to these sites; and
- B) That a copy of Report #2025-CG-13 be forwarded to the Ministry of Economic Development, Job Creation and Trade, Ministry of Energy and Mines, the Region's area municipalities, conservation authorities, and to the Williams Treaty First Nations.

**Motion #168**

Moved by Councillor Chapman, Seconded by Councillor Pickles,  
That the recommendations contained in Item 1 of Report #6 of the  
Community Growth and Economic Development Committee be adopted.

**Carried**

**Motion #169**

Moved by Councillor Chapman, Seconded by Councillor Pickles,  
That the recommendations contained in Item 2 of Report #6 of the  
Community Growth and Economic Development Committee be adopted.

**Carried**

9.4 Report of the Works Committee

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None.

9.5 Report of the Committee of the Whole

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1. Authorization to Undertake a Comprehensive Review of the Options for Including the Northeast Pickering Lands in the Region's Development Charge By-laws  
([2025-COW-36](#))
- 

**[Carried]**

- A) That, in response to the request from members of the Northeast Pickering Landowners Group to advance the servicing of the Northeast Pickering (NEP) lands and the importance of advancing servicing to the new Whitby hospital site in northwest Brooklin (NW Brooklin), Regional Staff undertake a comprehensive review of the options for including the NEP and NW Brooklin lands in the Region's Development Charge (DC) By-laws, including associated policies. The review will consider the following three option:
  - i) Amend the existing Region-wide DC By-laws to include the NEP and NW Brooklin lands, which would require accounting for additional servicing costs and the associated population and employment growth;
  - ii) Establish a NEP and NW Brooklin area-specific DC By-law for water and sewer services, with corresponding amendments to the Regional DC By-laws to include remaining services (e.g., roads, transit, police);
  - iii) Develop a new DC Background Study and associated By-law to incorporate all new growth areas approved in the Region's former Official Plan, including the NEP lands;
- B) That the following outside consulting and legal services be retained, at an estimated cost not to exceed \$50,000, with the financing to be determined at the discretion of the Commissioner of Finance, to provide technical expertise in the evaluation of the three options for including NEP and NW Brooklin lands in Regional DC By-laws and advise on implementation requirements, as follows:
  - i) The consulting firm of Watson & Associates Economists Ltd. be retained to assist with the evaluation of the options for including NEP and NW Brooklin in the Region's DC By-laws; and

- ii) The legal firm of WeirFoulds LLP be retained to advise on the requirements of the options studied;
  - C) That staff consult with BILD, DRHBA and staff from each of the eight area municipalities in Durham as part of the comprehensive review of the options to include the Northeast Pickering and NW Brooklin lands in the Region's Development Charge By-laws;
  - D) That staff report back with recommendations on including NEP and NW Brooklin in the Region's DC By-laws that stem from the comprehensive review, including risks and implications of the recommended approach, in spring 2026;
  - E) That Report #2025-COW-36 of the Commissioners of Finance, Community Growth and Economic Development, Works and Legal Services, be forwarded to the Region's eight area municipalities; and
  - F) That the Commissioner of Finance and Commissioner of Legal Services be authorized to execute the necessary agreements to retain the consulting and legal services.
2. Updated Community Safety and Well-Being Plan (2025-2029)  
([2025-COW-35](#))
- 
- [Carried]**
- A) That Regional Council endorse Attachment 1 to Report #2025-COW-35 of the Chief Administrative Officer as the Region of Durham's Community Safety and Well-Being (CSWB) Plan (2025-2029);
  - B) That Regional Council direct staff to submit the approved CSWB Plan (2025-2029) to the Ministry of the Solicitor General in accordance with the Community Safety and Policing Act, 2019; and
  - C) That Regional Council support staff advocacy efforts to secure sustained provincial and federal funding to enable implementation of the CSWB Plan.
3. Regional Comments on the Proposed Changes to Ontario Building Code and Proposed Changes in Bill 60, Fighting Delays, Building Faster Act, 2025  
([2025-COW-37](#))
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**[Carried]**

- A) That the letter dated October 17, 2025, found in Attachment #1 to Report #2025-COW-37 of the Commissioners of Finance, Community Growth and Economic Development, Works and Legal Services, be endorsed as the Region of Durham's response to proposed amendments to the Building Code Act, 1992, through Bill 17 (Protect Ontario by Building Faster and Smarter Act, 2025), including the following key messages:
- i) Linking DC Collection to Occupancy Permits: Regional staff support using occupancy permits as a practical enforcement tool for DC collection and recommend legislative amendments to explicitly include Regional DCs and allow local councils to set deferral timing as a temporary measure to manage cash flow impacts and support housing delivery;
  - ii) Establishing First Occupancy as the Payment Trigger: Tying DCs to first occupancy provides a consistent, efficient collection trigger aligned with municipal workflows and simplifies phased development tracking and protects infrastructure funding;
  - iii) Extending Inspection Timelines for Deferred DCs: Regional staff support extending the prescribed inspection timeline from 2 to 10 days, to improve coordination, payment verification, and reduce occupancy delays;
  - iv) Public Education: Regional staff support creating educational materials for homeowners and builders to explain the occupancy process, DC deferrals, and municipal roles;
  - v) Transit Station Charges: In addition to the proposed changes, staff recommend amending the Ontario Building Code's definition of "Applicable Law" to include section 9 of the GO Transit Station Funding Act, 2023, enabling chief building officials to withhold building permits if Transit Station Charges remain unpaid;
- B) That in light of the proposed amendments to the Ontario Building Code, Council authorize the termination of the Region's Medium and High-Density Residential Development Charge Deferral Program as it is redundant with the implementation of Bill 17 legislative updates mandating the deferral of non-rental residential development charge collection until occupancy;
- C) That the letter as found in Attachment #2 to Report #2025-COW-37, be endorsed as the Region of Durham's response to Bill 60, Fighting Delays, Building Faster Act, 2025 omnibus legislation, including the following key messages;

- i) Development Charges Act – Staff support measures that improve transparency in Development Charge (DC) calculations, creating a separate service class for land acquisition, and requiring disclosure of Benefit to Existing (BTE) methodologies. Additionally, staff are supportive of allowing municipalities to define what constitutes a local service;
  - ii) Municipal Act – Recommend allowing municipalities to decide if corporate utility models are best for their unique context considering local costs, risks, efficiency and housing affordability, rather than applying a uniform provincial approach and inform future policy using lessons learned from Peel Region;
  - iii) Planning Act – Staff recommend that the province preserve municipal planning autonomy in developing Official Plans, maintain development standards, continue to allow for secondary plans and site specific policies, support local Community Improvement Plans (CIP) to administer the Regional Revitalization Program (RRP) to support much needed housing and rental units in the Region, ensure oversight in Ministerial Zoning Order (MZO) decisions with indigenous engagement, and streamline data tracking for infrastructure;
  - iv) Highway Traffic Act – Staff recommend that the province replace a blanket ban on reducing vehicles lanes for bike lanes with a more flexible, case-by-case approach so that municipalities can balance climate, safety, and mobility goals while working with the province to expand active transportation infrastructure;
  - v) GO Transit Station Funding Act and Transit-Oriented Communities Act – Staff support legislative changes that enhance municipal flexibility in transit station funding and project reporting, while emphasizing the need for clear guidance on charge collection timing, advisory panel roles, and reporting responsibilities, especially within two-tier municipal frameworks, to ensure effective, locally responsive implementation;
- D) That Council receive for information the latest developments on the implementation of proposed changes to the Development Charges Act contained in Bill 17;
- E) That staff notify BILD, DRHBA and staff from each of the eight area municipalities in Durham of the termination of the Region’s Medium and High-Density Residential Development Charge Deferral Program; and;

- F) That Report #2025-COW-37 be forwarded to the Region's eight area municipalities.

4. Motion regarding Property Tax Subclass Analysis

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**[Carried]**

Whereas the Province of Ontario has given municipalities the option to adopt a new Affordable Rental Housing Subclass, reducing the municipal tax rate by up to 35% for eligible affordable rental housing units;

And Whereas Ontario Regulation 73/25 and 74/25 permit the new Affordable Rental Housing Subclass within the Multi-Residential and New Multi-Residential property classes beginning with the 2026 taxation year;

And Whereas in Durham Region, property tax subclasses are set at the upper tier;

And Whereas the Municipal Property Assessment Corporation (MPAC) will be responsible for classifying eligible properties under this new subclass once adopted;

And Whereas organizations have argued that the resulting savings from the introduction of a new Affordable Rental Housing Subclass could help them to maintain affordable rents and reinvest in their buildings;

Now Therefore Be It Resolved That the Finance Department be directed to review the impacts of the introduction of an Affordable Rental Housing Subclass in Durham Region, including the projected tax increase to the remaining tax base, and report the findings to Council or the appropriate committee in time for consideration for the 2027 taxation year.

Motion #170

Moved by Councillor Kerr, Seconded by Councillor Shahid,

That the recommendations contained in Items 1 to 4 inclusive of Report #10 of the Committee of the Whole be adopted.

**Carried**

**10. Departmental Reports & Other Resolutions**

10.1 2026 Transit Fares  
([2025-DRT-19](#))

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**[Carried]**

Motion #171

Moved by Councillor Crawford, Seconded by Councillor Garrod,

That the proposed transit fares (Attachment #1 to Report #2025-DRT-19) be approved and implemented effective July 2026.

**Carried on the following Recorded Vote:**

Yes: Councillor Anderson  
Councillor Ashe  
Councillor Brenner  
Councillor Carter  
Councillor Chapman  
Councillor Crawford  
Councillor Dies  
Councillor Foster  
Councillor Garrod  
Councillor Kerr  
Councillor Marimpietri  
Councillor McDougall  
Councillor Mulcahy  
Councillor Pickles  
Councillor Shahid  
Councillor Woo  
Regional Chair Henry

No: Councillor Leahy  
Councillor Neal  
Councillor Nicholson  
Councillor Yamada

Members

Absent: Councillor Barton  
Councillor Collier  
Councillor Cook  
Councillor Jubb  
Councillor Lee  
Councillor Pettingill  
Councillor Roy  
Councillor Wotten

Declaration  
of Interest: None

Motion #172

Moved by Councillor Chapman, Seconded by Councillor Marimpietri,  
That the rules of procedure be suspended in order to introduce a new  
motion without notice.

**Carried on a 2/3rds Vote on the following Recorded Vote:**

Yes: Councillor Anderson  
Councillor Ashe  
Councillor Brenner

Councillor Carter  
Councillor Chapman  
Councillor Dies  
Councillor Garrod  
Councillor Kerr  
Councillor Leahy  
Councillor Marimpietri  
Councillor McDougall  
Councillor Mulcahy  
Councillor Neal  
Councillor Nicholson  
Councillor Pickles  
Councillor Woo  
Regional Chair Henry

No: Councillor Crawford  
Councillor Foster  
Councillor Shahid  
Councillor Yamada

Members

Absent: Councillor Barton  
Councillor Collier  
Councillor Cook  
Councillor Jubb  
Councillor Lee  
Councillor Pettingill  
Councillor Roy  
Councillor Wotten

Declaration  
of Interest: None

Motion #173

Moved by Councillor Chapman, Seconded by Councillor Marimpietri,  
Whereas the subdivision west of Harmony Rd N at Nancy Diamond Blvd  
is now being occupied and currently the only access to this subdivision  
is via Nancy Diamond Blvd; and

Whereas many of the residents of this subdivision rely on public transit  
as their main mode of transportation but currently there is no existing  
Durham Regional Transit route serving this area with the closest DRT  
stop being located at the corner of Conlin Rd E & Harmony Rd N which  
1.6 km south of Nancy Diamond Blvd; and

Whereas there is DRT “On Demand” service but it requires both the initial and return trips to be pre-booked up to a week in advance, so it does not provide reasonable or sufficient services to these residents it does not account for any delays or schedule changes by a resident or DRT; and

Whereas if a resident uses “On Demand” service but a return trip cannot be scheduled, is missed or cancelled due to delays or schedule changes the resident can only take regular DRT service to Conlin Rd E and Harmony Rd N forcing them to potentially walk the 1.6 km along Harmony Rd N to get to their home; and

Whereas Harmony Rd N is a Regional Rd that currently does not have adequate space for a sidewalk which presents a safety risk to pedestrians as it can be difficult for a motorist to avoid an unexpected pedestrian in the roadway, especially at night or during inclement weather; and

Whereas Harmony Rd N has seen a visible and significant increase in both traffic and speeds since the removal of Hwy 407 tolls which is exacerbating the issue and raises the risk to public safety; and

Whereas the Region of Durham is responsible for improving safety for all road users, which include pedestrians, cyclists, motorists and vehicle passengers and Council’s endorsed “Vision Zero” states “the guiding principle is safety prioritized over factors such as cost, speed, delay, level of service and convenience, factors upon which decisions were traditionally made”; and

Whereas it is understood that this area of Harmony Rd N cannot be reconstructed to accommodate the installation of sidewalks this immediate safety concern and risk must be addressed;

Now therefore be it resolved that staff be directed to:

Determine how Durham Regional Transit can, in addition to the “On Demand” service, immediately provide some form of regular transit service for the residents of this subdivision.

**Referred to the Transit Executive Committee  
(See Following Motion)**

Motion #174

Moved by Councillor Crawford, Seconded by Councillor Foster,  
That the foregoing main motion (173) of Councillors Chapman and Marimpietri be referred to the December 3, 2025 Transit Executive Committee meeting.

**Carried on the following Recorded Vote:**

Yes: Councillor Anderson  
Councillor Ashe  
Councillor Brenner  
Councillor Chapman  
Councillor Crawford  
Councillor Dies  
Councillor Foster  
Councillor Garrod  
Councillor Leahy  
Councillor Lee  
Councillor McDougall  
Councillor Mulcahy  
Councillor Nicholson  
Councillor Pickles  
Councillor Shahid  
Councillor Yamada  
Regional Chair Henry

No: Councillor Carter  
Councillor Kerr  
Councillor Marimpietri  
Councillor Neal  
Councillor Woo

Members

Absent: Councillor Barton  
Councillor Collier  
Councillor Cook  
Councillor Jubb  
Councillor Pettingill  
Councillor Roy  
Councillor Wotten

Declaration  
of Interest: None

**11. Notice of Motions**

There was no notice of motions.

**12. Unfinished Business**

There was no unfinished business to be considered.

### 13. **Announcements**

Various announcements were made relating to activities and events within the Region and area municipalities.

### 14. **By-laws**

2025-045 Being a by-law to establish a tariff of fees for the processing of applications made in respect of planning matters.

This by-law implements the recommendations contained in Item #1 of the 6th Report of the Community Growth & Economic Development Committee presented to Regional Council on November 26, 2025.

2025-046 Being a by-law to requisition, on an interim basis, from the lower-tier municipalities before the adoption of the 2026 Regional estimates, a sum equal to fifty percent of the taxes requisitioned for Regional purposes made by the Regional Council against the lower-tier municipalities for all property classes in the year 2025.

This by-law recommends the recommendations contained in Item #1 of the 6th Report of the Finance & Administration Committee presented to Regional Council on November 26, 2025.

2025-047 Being a by-law to authorize the Chair and Treasurer of The Regional Municipality of Durham to borrow from time to time by way of promissory notes, such sum or sums at any one time not exceeding the total amount of \$500,000,000 to meet current expenditures including liabilities of The Regional Municipality of Durham for the year 2026.

This by-law recommends the recommendations contained in Item #2 of the 6th Report of the Finance & Administration Committee presented to Regional Council on November 26, 2025.

2025-048 Being a by-law to amend By-law Number 22-2018 by which the linear limits of the several roads comprising the Regional Road system are defined.

This by-law implements the recommendations contained in Item #4 of the 9th Report of the Committee of the Whole presented to Regional Council on November 8, 2017.

Motion #175

Moved by Councillor Ashe, Seconded by Councillor Brenner,

That By-law Numbers 2025-045 to 2025-048 inclusive be passed.

**Carried**

**15. Confirming By-law**

2025-049 Being a by-law to confirm the proceedings of the Council of The Regional Municipality of Durham at its meeting on the 26<sup>th</sup> day of November, 2025.

Motion #176

Moved by Councillor Ashe, Seconded by Councillor Brenner,

That By-law Number 2025-049 being a by-law to confirm the proceedings of the Council of the Regional Municipality of Durham at their meeting held on November 26, 2025 be passed.

**Carried**

**16. Adjournment**

Motion #177

Moved by Councillor Shahid, Seconded by Councillor Woo,

That the meeting be adjourned.

**Carried**

The meeting adjourned at 1:56 PM

Respectfully submitted,

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Dan Carter  
Acting Regional Chair

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Alexander Harras  
Regional Clerk