

Consolidated financial statements of

# **The Regional Municipality of Peel**

December 31, 2021

Consolidated financial statements of

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## Independent Auditor's Report

To the Members of Council of the Regional Municipality of Peel

### Opinion

We have audited the consolidated financial statements of the Regional Municipality of Peel, which comprise the statement of financial position as at December 31, 2021, and the statements of operations, change in net financial assets, and cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies (collectively referred to as the "consolidated financial statements").

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the Regional Municipality of Peel as at December 31, 2021, and the results of its operations, change in net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

### Basis for Opinion

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

### Responsibilities of Management and Those Charged with Governance for the consolidated financial statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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

Those charged with governance are responsible for overseeing the Regional Municipality of Peel's financial reporting process.

### **Auditor's Responsibilities for the Audit of the consolidated financial statements**

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

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

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

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

Chartered Professional Accountants  
Licensed Public Accountants  
May 19, 2022

# The Regional Municipality of Peel

## Consolidated Statement of Financial Position

As at December 31, 2021

(All dollars in \$000)

	2021	2020
<b>FINANCIAL ASSETS</b>		
Cash and cash equivalents (Note 2)	\$ 400,441	\$ 410,257
Accounts receivable (Note 3)	205,517	184,615
Loans receivable (Note 4)	19,056	16,830
Portfolio investments (Note 2)	2,656,974	2,400,900
Recoverable gross long-term debt from area municipalities (Note 9)	298,328	211,307
	<b>3,580,316</b>	<b>3,223,909</b>
<b>LIABILITIES</b>		
Accounts payable and accrued liabilities (Note 5)	728,492	762,037
Deferred revenue (Note 6)	144,115	125,405
Landfill closure and post-closure liability (Note 7)	67,724	66,774
Employee future benefits and post-employment liabilities (Note 8)	188,703	162,066
Other liabilities	4,500	4,355
Long-term debt (Note 9)	1,522,276	1,494,742
Mortgages payable on income-producing properties (Note 9)	95,725	114,210
	<b>2,751,535</b>	<b>2,729,589</b>
<b>NET FINANCIAL ASSETS</b>	<b>828,781</b>	<b>494,320</b>
<b>NON-FINANCIAL ASSETS</b>		
Tangible capital assets (Note 12)	12,285,724	11,993,294
Prepaid expenses	21,278	22,205
Inventory	9,912	8,291
	<b>\$ 12,316,914</b>	<b>\$ 12,023,790</b>
<b>ACCUMULATED SURPLUS (Note 10)</b>	<b>\$ 13,145,695</b>	<b>\$ 12,518,110</b>

The accompanying notes are an integral part of these consolidated financial statements.

# The Regional Municipality of Peel

## Consolidated Statement of Operations

For the year ended December 31, 2021  
(All dollars in \$000)

	2021 Budget (Note 13)	2021	2020
<b>REVENUES</b>			
Levies on area municipalities	\$ 1,173,531	\$ 1,164,833	\$ 1,130,614
Direct charges on ratepayers	470,156	474,438	450,726
Contributions – other governments	798,238	890,807	796,291
Contributions – developers	325,628	294,408	270,996
Contributed tangible capital assets		148,425	119,996
Investment income	66,799	73,300	80,974
Fees, service charges and other	215,077	266,220	197,444
<b>Total revenues</b>	<b>3,049,429</b>	<b>3,312,431</b>	<b>3,047,041</b>
<b>EXPENSES (Note 14)</b>			
General government	60,492	63,862	66,755
Protection to property and persons	567,182	592,490	560,347
Transportation services	142,055	129,107	131,482
GO Transit	3,661	3,661	7,920
Gas tax transferred to area municipalities	36,372	71,338	34,791
Environmental services	658,926	647,726	640,877
Health services	227,768	335,585	223,412
Social and family services	696,227	566,618	611,792
Social housing	258,300	246,315	214,593
Planning and development	8,548	8,516	10,381
Assessment/other	19,717	19,628	19,716
<b>Total expenses</b>	<b>2,679,248</b>	<b>2,684,846</b>	<b>2,522,066</b>
Annual surplus	370,181	627,585	524,975
Accumulated surplus, beginning of year	12,518,110	12,518,110	11,993,135
<b>ACCUMULATED SURPLUS, END OF YEAR (Note 10)</b>	<b>\$ 12,888,291</b>	<b>\$ 13,145,695</b>	<b>\$ 12,518,110</b>

The accompanying notes are an integral part of these consolidated financial statements.

# The Regional Municipality of Peel

## Consolidated Statement of Change in Net Financial Assets

For the year ended December 31, 2021  
(All dollars in \$000)

	2021 Budget (Note 13)	2021	2020
<b>ANNUAL SURPLUS</b>	\$ 370,181	\$ 627,585	\$ 524,975
Acquisition of tangible capital assets	(452,294)	(452,989)	(559,495)
Amortization of tangible capital assets	287,277	305,732	295,659
Contributed tangible capital assets	-	(148,425)	(119,996)
Write-down of tangible capital assets	-	-	-
(Gain) loss on sale of tangible capital assets	-	(550)	(2,518)
Proceeds on sale of tangible capital assets	-	3,802	20,593
	205,164	335,155	159,218
Acquisition of inventory	-	(11,559)	(12,249)
Acquisition of prepaid expenses	-	(15,239)	(4,576)
Consumption of inventory	-	9,938	9,935
Use of prepaid expenses	-	16,168	7,078
Change in net financial assets	\$ 205,164	\$ 334,463	\$ 159,406
Net financial assets, beginning of year	494,320	494,320	334,914
<b>NET FINANCIAL ASSETS, END OF YEAR</b>	\$ 699,484	\$ 828,783	\$ 494,320

The accompanying notes are an integral part of these consolidated financial statements.

# The Regional Municipality of Peel

## Consolidated Statement of Cash Flows

For the year ended December 31, 2021

(All dollars in \$000)

	2021	2020
<b>OPERATING ACTIVITIES</b>		
Annual surplus	\$ 627,585	\$ 524,975
Items not involving cash		
Amortization of tangible capital assets	305,732	295,659
(Gain) loss on sale of tangible capital assets	(550)	(2,518)
Contributed tangible capital assets	(148,425)	(119,996)
Change in non-cash assets and liabilities		
Accounts receivable	(20,902)	(22,915)
Accounts payable and accrued liabilities	(33,545)	76,010
Deferred revenue	18,710	5,938
Change in landfill closure and post-closure liability	950	9,870
Change in employee future benefits and post-employment liabilities	26,637	30,854
Other liabilities	145	78
Prepaid expenses	927	2,502
Inventory	(1,621)	(2,314)
Net change in cash and cash equivalents from operating activities	775,643	798,143
<b>CAPITAL ACTIVITIES</b>		
Proceeds on sale of tangible capital assets	3,802	20,593
Cash used to acquire tangible capital assets	(452,989)	(559,495)
Net change in cash and cash equivalents from capital activities	(449,187)	(538,902)
<b>INVESTING ACTIVITIES</b>		
Proceeds from disposals and redemptions of investments	912,369	819,177
Acquisition of investments	(1,168,443)	(1,325,752)
(Increase) in loans receivable	(2,226)	(3,170)
Net change in cash and cash equivalents from investing activities	(258,300)	(509,745)
<b>FINANCING ACTIVITIES</b>		
Proceeds on debt issuance	130,000	200,000
Repayment of long-term debt	(202,775)	(4,289)
Accrual for interest payments	(10,208)	(2,359)
Contributions to sinking fund	24,675	(46,679)
Investment income earned on sinking fund	(1,179)	(11,178)
Repayment of mortgages payable	(18,485)	(18,273)
Net change in cash and cash equivalents from financing activities	(77,972)	117,222
Net change in cash and cash equivalents	(9,816)	(133,282)
Cash and cash equivalents, beginning of year	410,257	543,539
<b>CASH AND CASH EQUIVALENTS, END OF YEAR</b>	<b>\$ 400,441</b>	<b>\$ 410,257</b>
Cash paid for interest	\$ 112,366	\$ 176,623
Cash received from interest	70,857	62,054

The accompanying notes are an integral part of these consolidated financial statements.



## THE REGIONAL MUNICIPALITY OF PEEL

### *Notes to the Consolidated Financial Statements*

For the year ended December 31, 2021  
(All dollars in \$000)

The Regional Municipality of Peel ("Region") is an upper-tier municipality in the Province of Ontario ("Province"), Canada. The provisions of provincial statutes such as the [Municipal Act](#), [Municipal Affairs Act](#) and related legislation guide its operations.

#### 1. Significant Accounting Policies

The consolidated financial statements ("financial statements") of the Region are the representation of management and are prepared in accordance with Canadian public sector accounting standards ("PSAS"), as recommended by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada ("CPA Canada").

The focus of these financial statements is on the financial position of the Region and the changes thereto. The consolidated statement of financial position includes all the financial assets and liabilities of the Region as well as non-financial assets. Financial assets are those assets that could provide resources to discharge existing liabilities or finance future operations. Net financial assets form a part of the financial position and are the nowdifference between financial assets and liabilities. This provides information about the Region's overall future revenue requirements and its ability to finance activities and meet its obligations. Non-financial assets are normally used to deliver services. Their value lies with their service potential rather than their ability to generate future cash inflows. They form part of the financial position, as they provide resources that the Region can employ in the future to meet its objectives. The accumulated surplus is made up of the combination of net financial assets and non-financial assets.

Significant aspects of the accounting policies adopted by the Region are as follows:

##### a) Basis of Presentation

The financial statements reflect the financial activities of all entities that are accountable to and controlled by the Region, which include:

- Peel Police Services Board ("Peel Police")
- Peel Housing Corporation ("PHC")

All inter-departmental and inter-organizational transactions are eliminated on consolidation. Also included are the Regional contributions to the local conservation authorities, and the funding thereof. The Region is required, by legislation, to reimburse the Municipal Property Assessment Corporation for the cost of Assessment Services that are not administered or controlled by the Region.

Funds held in trust by the Region for residents of Peel Manor and Sheridan Villa Senior Citizens' Residences, the Tall Pines and Malton Village Long-Term Care Centres, and the Vera M. Davis Community Care Centre in the amount of \$259 (2020 – \$219), are not

included in the financial statements. The financial activity and position of the trust funds are reported separately in the trust funds financial statements.

The Region maintains separate funds for the purpose of providing for periodic repayments on debt to be retired by means of sinking funds. The financial activity and position of this fund are disclosed separately in the debt retirement funds and the sinking funds financial statements.

b) **Basis of Accounting**

i) **Accrual Method of Accounting**

The Region follows the accrual method of accounting. The accrual basis of accounting recognizes revenue in the period in which the transactions or events occurred that gave rise to the revenues. Expenses are the cost of goods or services acquired in the period, whether or not payment has been made or invoices received.

ii) **Cash and Cash Equivalents**

Cash and cash equivalents include short-term, highly liquid investments with a term to maturity of 90 days or less as at December 31.

iii) **Investment Income**

Investment income earned on surplus current fund, capital fund, reserves and reserve funds (other than obligatory reserve funds) are reported as revenue in the period earned. Investment income on unspent obligatory reserve funds is added to obligatory reserve fund balances.

Temporary investments are carried at the lower of cost and market value. Portfolio investments are carried at cost, unless there are impairments in value, at which time they are written down to recognize the loss in value. Discounts or premiums are amortized using the effective interest method.

iv) **Loans Receivable**

Loans receivable are valued at cost. Recoverability is reviewed annually and a valuation allowance is recorded when recoverability is impaired. A loan receivable is written off when it is no longer recoverable. Recoveries of loans receivable previously written off are recognized in the year received. Interest revenue is recognized as it is earned.

v) **Non-Financial Assets**

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

a. **Tangible Capital Assets**

Tangible capital assets are recorded at cost, which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The Region does not have any tangible capital assets recognized at nominal value. The cost, less residual value, of tangible capital assets, excluding land and landfill sites, are amortized on a straight-line basis over their estimated useful lives as follows:

Assets	Useful life – years
Land improvements	5 – 99
Buildings	20 – 100
Building improvements	8 – 100
Leasehold improvements	2 – 40
Equipment and furnishings	3 – 80
Linear	15 – 90
Linear improvements	50
Structures	20 – 60
Vehicles	3

Annual amortization is charged in the year of acquisition and in the year of disposal. Assets under construction are not amortized until the asset is in service.

**b. Contributions of Tangible Capital Assets**

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and are also recorded as revenue.

**c. Interest Capitalization**

The Region capitalizes interest costs associated with the acquisition or construction of a tangible capital asset relating to certain projects.

**d. Natural Resources**

Natural resources that have not been purchased are not recognized as assets in the financial statements.

**vi) Deferred Revenue – Development Charges**

Development charges, collected under the authority of Sections 33 to 35 of the [Development Charges Act, 1997](#), are reported as deferred revenue in the consolidated statement of financial position in accordance with PSAS. Amounts applied to qualifying capital projects are recorded as revenue in the fiscal period in which the funds are expended on qualifying capital projects. Development charges will also be applied to cover costs for servicing debt including interest on borrowings and contributions to sinking funds to retire debt.

**vii) Tax Revenue**

Property tax revenue is recognized on an accrual basis when the tax is authorized by the passing of the tax levy by-law. Taxes are levied on properties listed on the assessment roll at the time the by-law is passed based on the approved budget and tax rates. Supplementary taxation is recognized as additional billings issued to properties that are added to the assessment roll during the year.

At year-end, the Region evaluates the likelihood of having to repay taxes as a result of tax appeals or other changes and recognizes a liability if the amount can be reasonably estimated.

**viii) Government Transfers**

Government transfers are recognized in the financial statements in the period in which the events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made, and there are no stipulations that give rise to a liability.

**ix) Employee Future Benefits and Post-Employment Liabilities**

The Region accounts for its participation in the Ontario Municipal Employee Retirement System ("OMERS"), a multi-employer public sector pension fund, as a defined contribution plan.

Vacation entitlements are accrued for as entitlements are earned.

Other post-employment benefits and compensated absences are accrued in accordance with the projected benefit method, pro-rated on service and management's best estimate of salary escalation and retirement ages of employees. Actuarial valuations, where necessary for accounting purposes, are generally performed triennially. The discount rate used to determine the accrued benefit obligation was determined by reference to the Region's short and long-term rate of borrowing. Unamortized actuarial gains/losses are amortized on a straight-line basis over the expected average remaining service life of the related employee groups. Unamortized actuarial gains/losses for event-triggered liabilities, such as those determined as claims related to Workplace Safety and Insurance Board ("WSIB"), are recorded when determined.

Costs related to prior-period employee services arising out of plan amendments are recognized in the period in which the plan is amended.

Where applicable, the Region has set aside Reserves intended to fund these obligations, either in full or in part. These Reserves were created under municipal by-law and do not meet the definition of a plan asset under *PSAS 3250 Retirement Benefits*. Therefore, for the purposes of these financial statements, the plans are considered unfunded.

**x) Landfill Liability**

The costs to close an existing landfill site and to maintain closed landfill sites are based on the future estimated expenditures required over a twenty-five year period, discounted using the Region's long-term borrowing rate. These costs are reported as a liability on the consolidated statement of financial position. Landfill sites are amortized using the units of production method based upon capacity used during the year.

**xi) Liability for Contaminated Sites**

A liability for the remediation of a contaminated site is recognized as the best estimate of the amount required to remediate the contaminated site when the following specified criteria are present:

- Contamination exceeding an environmental standard exists,
- The Region is either directly responsible or accepts responsibility,
- It is expected that the future economic benefit will be given up, and
- A reasonable estimate of the amount is determinable.

If the likelihood of the Region's obligation to incur these costs is either not determinable, or if an amount cannot be reasonably estimated, the costs are disclosed as contingent liabilities in the Notes to the financial statements.

**xii) Foreign Currency Translation**

Monetary assets and liabilities denominated in foreign currencies are translated at the prevailing rates of exchange at the year-end date. Revenue and expenses are translated at the exchange rate prevailing on the transaction date. Realized and unrealized exchange gains and losses are included in the consolidated statement of operations.

**xiii) Use of Estimates**

The preparation of these financial statements in conformity with PSAS requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amount of revenues and expenses during the period. Significant estimates relate to accounts receivable, accrued liabilities, landfill closure and post-closure liability, liabilities for contaminated sites, employee future benefits and post-employment liabilities and expenses. Due to the inherent uncertainty in making estimates, actual results could differ from those estimates.

## 2. Cash and Cash Equivalents and Portfolio Investments

Cash and cash equivalents and portfolio investments reported on the consolidated statement of financial position have cost and market values as follows:

<b>2021</b>		
	<b>Cost</b>	<b>Market Value</b>
Cash	\$ 399,144	\$ 399,144
Cash equivalents	1,297	1,300
<b>Cash and cash equivalents</b>	<b>\$ 400,441</b>	<b>\$ 400,444</b>
<b>Portfolio investments</b>	<b>\$2,656,974</b>	<b>\$2,702,020</b>

<b>2020</b>		
	<b>Cost</b>	<b>Market Value</b>
Cash	\$ 397,975	\$ 397,975
Cash equivalents	12,282	12,284
<b>Cash and cash equivalents</b>	<b>\$ 410,257</b>	<b>\$ 410,259</b>
<b>Portfolio investments</b>	<b>\$2,400,900</b>	<b>\$2,508,790</b>

Included in the Region's investment portfolio is a Region of Peel debenture at a coupon rate of 2.15 per cent (2020 – 1.96 per cent) with a carrying value \$2,702 (2020 – \$2,508).

## 3. Accounts Receivable

The balance for accounts receivable is comprised of the following:

	<b>2021</b>	<b>2020</b>
Federal and provincial governments	\$ 39,332	\$ 40,461
Other municipalities	28,860	25,571
Wastewater and water billings	81,348	76,366
Accrued interest	11,258	12,871
Sundry	44,719	29,346
<b>Total</b>	<b>\$ 205,517</b>	<b>\$ 184,615</b>

#### **4. Loans Receivable**

The balance for loans receivable includes the following:

- a) A 30-year memorandum of understanding at 5.196 per cent with Credit Valley Conservation ("CVC") to be used to finance the renovation of their head office facility.
- b) A 20-year loan agreement at 5.12 per cent with Abbeyfield Houses of Caledon to be used to finance the construction of affordable housing for senior citizens.
- c) A loan to Shalimar International Housing Corporation; interest to be charged based on the prevailing capital market rate beginning September 1<sup>st</sup>, 2031; all principal and interest owing to be repaid by September 2<sup>nd</sup>, 2046.
- d) A loan to Ahneen Co-operative Homes; interest to be charged based on the prevailing capital market rate beginning February 1<sup>st</sup>, 2027; all principal and interest owing to be repaid by February 2<sup>nd</sup>, 2042.
- e) A loan to Forum Italia Non-Profit Housing Corporation; interest to be charged based on the prevailing capital market rate beginning July 2<sup>nd</sup>, 2025; all principal and interest owing to be repaid by July 2<sup>nd</sup>, 2040.
- f) A loan to Grace Retirement and Community Enterprises Inc.; interest to be charged based on the prevailing capital market rate beginning August 2<sup>nd</sup>, 2018; all principal and interest owing to be repaid by August 2<sup>nd</sup>, 2033.
- g) A loan to Chegoggin Co-operative Homes; interest to be charged based on the prevailing capital market rate beginning December 2<sup>nd</sup>, 2027; all principal and interest owing to be repaid by December 2<sup>nd</sup>, 2042.
- h) A loan to Indo-Canadian Non-Profit Housing; interest to be charged based on the prevailing capital market rate beginning September 2<sup>nd</sup>, 2026; all principal and interest owing to be repaid by September 2<sup>nd</sup>, 2041.
- i) An interest-free subsidy agreement with Erin Court Co-operative Homes; repayable through future operational surpluses.
- j) A loan to Las Americas Co-operative Homes; interest to be charged based on the prevailing capital market rate beginning July 2<sup>nd</sup>, 2028; all principal and interest owing to be repaid by July 2<sup>nd</sup>, 2043.
- k) A loan to Bristol Road Labourers' Local 183 Non-Profit Homes; interest to be charged based on the prevailing capital market rate beginning July 1<sup>st</sup>, 2028; all principal and interest owing to be repaid by July 2<sup>nd</sup>, 2043.
- l) A loan to Wawel Villa; interest to be charged based on the prevailing capital market rate beginning April 1<sup>st</sup>, 2031; all principal and interest owing to be repaid by April 2<sup>nd</sup>, 2046.

- m) A loan to Yarl Co-operative Homes; interest to be charged based on the prevailing capital market rate beginning April 1<sup>st</sup>, 2030; all principal and interest owing to be repaid by April 2<sup>nd</sup>, 2045.

	<b>2021</b>	<b>2020</b>
CVC – memorandum of understanding	\$ 5,405	\$ 5,554
Abbeyfield Houses of Caledon – loan agreement	167	178
Shalimar International Housing – loan agreement	767	767
Ahneen Co-operative Homes – loan agreement	670	671
Forum Italia Non-Profit Housing – loan agreement	1,517	1,525
Grace Retirement and Community Enterprises Inc. – loan agreement	2,180	2,328
Cheggoggin Co-operative Homes – loan agreement	1,628	1,723
Indo-Canadian Non-Profit Housing – loan agreement	1,669	1,566
Erin Court Co-operative Homes – subsidy agreement	451	454
Las Americas Co-operative Homes – loan agreement	3,581	2,064
Bristol Rd Labourer's Local 183 Non-Profit Homes – loan agreement	351	-
Indwell Community Homes	(6)	-
Wawel Villa Inc – Turtle Creek Manor	274	-
Yarl Co-operative Homes – loan agreement	402	-
<b>Total</b>	<b>\$ 19,056</b>	<b>\$ 16,830</b>

- n) Future Repayments  
Estimated future receipts of loans receivable are as follows:

	<b>Total</b>
2022	174
2023	182
2024	192
2025	202
2026	213
Subsequent to 2026	18,093
<b>Total</b>	<b>\$ 19,056</b>

## **5. Accounts Payable and Accrued Liabilities**

The balance for accounts payable and accrued liabilities is comprised of the following:

	<b>2021</b>	<b>2020</b>
Trade accounts payable	\$ 444,189	\$ 493,412
Provincial government	258,598	246,063
Other municipalities	25,705	22,562
<b>Total</b>	<b>\$ 728,492</b>	<b>\$ 762,037</b>



## 6. Deferred Revenue

Deferred revenues set aside for specific purposes by legislation, regulation or agreement as at December 31, are composed of the following:

	Balance at December 31, 2020	Inflows	Revenue Earned	Balance at December 31, 2021
Development Charges	\$ -	\$ 294,408	\$ 294,408	\$ -
Federal Gas Tax	27,153	86,495	72,840	40,808
Provincial Gas Tax	87	497	495	89
General – Region	93,510	100,317	95,477	98,350
General – PHC	4,655	213	-	4,868
<b>Total</b>	<b>125,405</b>	<b>481,930</b>	<b>463,220</b>	<b>144,115</b>

## 7. Landfill Closure and Post-Closure Liability

*The Environmental Protection Act* sets out regulatory requirements to properly close and maintain all active and inactive landfill sites. Under environmental law, there is a requirement for closure and post-closure care of solid waste landfill sites.

Landfill closure and post-closure care are activities for landfill sites that are expected to occur in perpetuity and requirements have been defined in accordance with industry standards and include final covering and landscaping of the landfill, pumping of groundwater and leachates from the site, and ongoing environmental monitoring, site inspection and maintenance.

The Region has twenty landfill sites, nineteen of which are closed. The Caledon site has capacity but is not currently accepting waste. To fill the remaining unused 5 per cent capacity would result in an estimated remaining life of one year. For the Caledon site and the closed sites, the estimated liability for these expenditures is calculated for a twenty-five year period.

The estimated liability of \$67,724 (2020 – \$66,774) included in the financial statements represents the sum of the discounted future cash flows for closure and post-closure care activities discounted at the Region's long-term borrowing rate of 3.20 per cent (2020 – 3.20 per cent).

As at December 31, the Region maintained a reserve of \$14,716 (2020 – \$15,381), which will be used to fund expected future costs.

## 8. Employee Future Benefits and Post-Employment Liabilities

Employee future benefits and post-employment liabilities reported on the consolidated statement of financial position consist of the following:

	2021	2020
Retirement benefits:		
- Peel Police	\$ 90,639	\$ 84,089
- Peel Police (LTD recipients)	7,258	7,090
- Peel Region	11,726	10,905
- Peel Region (LTD recipients)	4,292	3,747
	113,915	105,831
Workplace Safety and Insurance Board	74,788	56,235
<b>Total</b>	<b>\$188,703</b>	<b>\$162,066</b>

### a) Retirement Benefits

The liability for retirement benefits is for the Region's and the Peel Police's share of costs associated with extending the coverage for health, dental, and life insurance benefits to qualifying employees. Benefit coverage, except for life insurance coverage, and health care spending account for Peel Police, ceases at the age of 65. The valuation treats enrolled members in receipt of long-term disability for two years or less, or WSIB benefits, as continuing to receive active service benefits.

The Peel Region liability is based on the actuarial valuations as at December 31, 2020, with estimates to December 31, 2022.

The Peel Police liability is based on the actuarial valuations as at December 31, 2019, with estimates to December 31, 2023.

The following significant actuarial assumptions adopted in the valuations were based on management's best estimates.

- Future discount rates:
  - Peel Police
    - 3.15 per cent per year for Retiree Benefit
    - 2.90 per cent per year for LTD
  - Peel Region
    - 3.20 per cent per year for Retiree Benefit
    - 2.60 per cent per year for LTD
- Future inflation rate
  - 1.75 per cent per year
- Future salaries
  - Escalate at 2.75 per cent per year
- Future dental premium rates:
  - Peel Police
    - Initial rate of 4.50 per cent, grading up over 5 years and then down over 15 years to an ultimate rate of 4.05 per cent
  - Peel Region
    - Escalate at 4.00 per cent per annum

- Future health care premium rates:
  - Peel Police  
Blended initial rate of 4.05 per cent, grading up over 7 years and then down over 13 years to an ultimate blended rate of 4.05 per cent
  - Peel Region  
Drugs - 7.15 per cent in 2020 reducing by 0.15 per cent each year to ultimate rate of 4.0 per cent in 2041  
Vision - 2.20 per cent in 2020 reducing by 0.20 per cent each year to ultimate rate of 0.0 per cent in 2031

The following are the actuarial results for the accrued benefit liability reported on the consolidated statement of financial position:

**Retirement Benefits Liability**

	<b>2021</b>	<b>2020</b>
Accrued benefit obligation at January 1	\$ 129,344	\$ 104,574
Add: plan amendment	-	16,483
Add: benefit service cost	7,797	9,311
Add: interest accrued	4,192	4,049
Deduct: benefit payments	(5,688)	(5,073)
Accrued benefit obligation at December 31	135,645	129,344
Deduct: unamortized actuarial loss	(21,730)	(23,513)
<b>Liability at December 31</b>	<b>\$ 113,915</b>	<b>\$ 105,831</b>

**Retirement Benefits Expense**

	<b>2021</b>	<b>2020</b>
Current period benefit cost	\$ 7,132	\$ 9,311
Plan amendment	-	16,483
Interest on accrued benefit obligation	4,192	4,049
Amortization of actuarial losses	1,783	1,382
<b>Total</b>	<b>\$13,107</b>	<b>\$31,225</b>

The actuarial loss is the result of assumptions used in the above noted valuations that varied from assumptions used in prior valuations. These assumptions pertained to the distribution of covered employees, discount rate, escalation of health care rates, projected mortality rates, and benefit coverage. The actuarial loss will be amortized over the expected average remaining service life of employees.

b) Workplace Safety and Insurance Board

The Region is a Schedule II employer under the [Workplace Safety and Insurance Act](#), and, therefore, self-insures the entire risk of their own WSIB claims and is responsible for reimbursing the WSIB for all costs relating to its workers' claims.

The liability reported in the consolidated statement of financial position is based on the actuarial valuation as at December 31, 2021, with estimates to December 31, 2022, that estimated potential liabilities of the Region under the provisions of the [Workplace Safety and Insurance Act](#).

The result of the actuarial valuation is as follows:

**WSIB Liability**

	<b>2021</b>	<b>2020</b>
Accrued benefit obligation at January 1	\$ 111,770	\$ 50,977
Add: plan amendment	-	15,497
Add: actuarial loss in the year	-	42,211
Add: estimated cost of claims (service cost)	23,184	7,084
Add: interest accrued	3,704	1,993
Deduct: expected benefits paid	(14,424)	(5,992)
Accrued benefit obligation at December 31	124,234	111,770
Deduct: unamortized actuarial loss	(49,446)	(55,535)
<b>Liability at December 31</b>	<b>\$ 74,788</b>	<b>\$ 56,235</b>

**WSIB Benefits Expense**

	<b>2021</b>	<b>2020</b>
Current period benefit cost	\$ 23,184	\$ 7,084
Plan amendment	-	15,497
Actuarial loss	-	42,211
Interest on accrued benefit obligation	3,704	1,933
Amortization of actuarial losses	6,088	1,938
<b>Total</b>	<b>\$ 32,976</b>	<b>\$ 68,663</b>

## 9. Long-Term Debt

Under the terms of the [Municipal Act, 2001](#), Regional Council has approved the issuing of debentures to finance its own capital expenses and tangible capital assets, and those of the area municipalities within the annual debt repayment limit prescribed by the Ministry of Municipal Affairs. Debentures issued for such purposes are direct, joint and several obligations of the Region and local municipalities.

In 2021, the Region issued a re-opening of \$150,000 (2020 – \$200,000) in debenture debt, of which \$20,000 (2020 - \$Nil) was on behalf of the City of Brampton.

a) **Net Long-Term Debt**

The total for long-term liabilities reported in the consolidated statement of financial position consists of the following:

	<b>2021</b>	<b>2020</b>
Total long-term liabilities incurred by the Region including amounts incurred on behalf of area municipalities	\$1,883,142	\$1,879,102
Less: Total value of Region's sinking fund deposits	(359,534)	(383,187)
Less: Value of Town of Caledon sinking fund assumed by the Region	(1,332)	(1,173)
<b>Total long-term liabilities</b>	<b>1,522,276</b>	<b>1,494,742</b>
Mortgages payable by Peel Housing Corporation	95,725	114,210
<b>Total mortgages payable on income-producing properties</b>	<b>95,725</b>	<b>114,210</b>
Recoverable from lower-tiers		
City of Mississauga	237,322	176,434
City of Brampton	43,000	23,000
Town of Caledon	22,954	16,821
Less: Town of Caledon debt assumed by Region	(4,948)	(4,948)
<b>Total recoverable gross long-term debt from area municipalities</b>	<b>298,328</b>	<b>211,307</b>
<b>Net Long-Term Debt at December 31</b>	<b>\$1,319,673</b>	<b>\$1,397,645</b>

Serial debt and sinking fund debentures issued by the Region mature between November 2026 and June 2053 and have interest rates ranging between 2.3 per cent and 5.1 per cent.

Mortgages of \$95,725 (2020 – \$114,158) on PHC properties are secured by a first charge on specific assets of PHC with amortization periods ranging from five to fifty years and interest rates ranging from 0.45 per cent to 6.75 per cent.

Sinking funds were established to provide for the orderly retirement of sinking fund debentures issued by the Region totaling \$1,563,000 (2020 – \$1,632,000). These debentures mature between November 2026 and June 2053.

b) Future Principal Repayments

Estimated future principal repayments for the Region, including sinking fund contributions and PHC, are as follows:

	<b>Peel Housing Corporation</b>	<b>Region of Peel</b>	<b>Total</b>
2022	\$ 18,415	\$ 51,323	\$ 69,738
2023	17,683	51,459	69,142
2024	16,383	51,601	67,984
2025	14,284	51,748	66,032
2026	13,641	51,901	65,542
Subsequent to 2026	15,319	553,142	568,461
Net sinking fund debt repayable	-	412,774	412,774
<b>Total</b>	<b>\$ 95,725</b>	<b>\$1,223,948</b>	<b>\$ 1,319,673</b>

Total interest charges in the amount of \$70,259 (2020 – \$69,445) are reported in the consolidated statement of operations. The charges consist of \$3,305 (2020 – \$4,838) for interest on PHC mortgages and \$66,954 (2020 – \$64,607) for debenture debt.

## 10. Accumulated Surplus

The accumulated surplus consists of the following balances:

	<b>2021</b>	<b>2020</b>
Investment in tangible capital assets and social housing	\$ 12,174,384	\$ 11,871,825
Reserves and reserve funds	2,554,482	2,295,972
Capital fund	(1,497,632)	(1,553,963)
Current fund	63,976	48,310
Less: unfunded liabilities		
Retiree benefits:		
– Peel Police	(49,859)	(45,473)
– Peel Region	(5,843)	(5,843)
Workplace Safety and Insurance Board	(21,589)	(21,589)
Landfill closure and post-closure costs	(67,724)	(66,774)
Other	(4,500)	(4,355)
<b>Total Accumulated Surplus</b>	<b>\$ 13,145,695</b>	<b>\$ 12,518,110</b>

a) Surplus Management Strategy

The Region has a surplus management strategy that permits year-end transfers to and from reserves to manage the level of surplus carried forward into the next fiscal year. Such transfers are made to ensure that future commitments of the Region can be met, and are based on management's planning of infrastructure replacement, property tax rate and user rate stabilization, potential exposure to program funding shortfalls and contingent liabilities. The allocation of these transfers and their purpose is disclosed annually to Regional Council following completion of the year-end audit. The financial statements include the transfers made to reserves under the surplus management strategy.

b) Reserves and Reserve Funds

Reserves and reserve funds are established by Regional Council as appropriate, and are included in the accumulated surplus position of the Region.

## **11. Pension Agreements**

The Region makes contributions to OMERS on behalf of approximately 8,421 eligible employees. OMERS is a defined benefit pension plan, fully funded by equal contributions from participating employers and employees, and by the investment earnings of the OMERS Fund. OMERS pensions are calculated using a defined benefit formula, taking into account length of service and average annual wage (based upon the highest 60 consecutive months of earnings), that is designed to integrate with the pension payable from the Canada Pension Plan.

During the year, the Region's contribution to OMERS for current service was \$77,945 (2020 – \$75,307). The Region's contributions are reported in the consolidated statement of operations. Employee contributions also amount to \$77,945 (2020 – \$75,307).

For the December 31, 2021 year end, the funded portion of the OMERS pension plan increased to 97 per cent (2020 – 97 per cent). Pension plan assets increased to \$121,000,000 (2020 – \$105,000,000) primarily due to increased investment returns.

## 12. Tangible Capital Assets

### 2021

(All dollars in \$000)

<b>Cost</b>	<b>Balance at December 31, 2020</b>	<b>Additions</b>	<b>Disposals &amp; Write-downs</b>	<b>Balance at December 31, 2021</b>
Land	\$ 1,232,234	\$ 67,016	\$ (374)	\$ 1,298,876
Land improvements	41,387	496	-	41,883
Buildings and building improvements	2,520,390	97,974	-	2,618,364
Leasehold improvements	29,822	749	-	30,571
Linear and linear improvements	8,820,239	318,531	(2,985)	9,135,785
Structures	247,028	1,813	-	248,841
Vehicles	111,280	11,615	(5,589)	117,306
Equipment and furnishings	2,256,308	69,393	(7,202)	2,318,499
Construction work in progress	1,397,924	33,827	-	1,431,751
<b>Total cost</b>	<b>\$ 16,656,612</b>	<b>\$ 601,414</b>	<b>\$ (16,150)</b>	<b>\$ 17,241,876</b>

<b>Accumulated Amortization</b>	<b>Balance at December 31, 2020</b>	<b>Disposals</b>	<b>Amortization</b>	<b>Balance at December 31, 2021</b>
Land improvements	\$ 20,376	\$ -	\$ 1,146	\$ 21,522
Buildings and building improvements	815,537	-	48,969	864,506
Leasehold improvements	15,273	-	840	16,113
Linear and linear improvements	2,651,836	(1,351)	150,492	2,800,977
Structures	118,321	-	5,677	123,998
Vehicles	54,896	(4,345)	11,860	62,411
Equipment and furnishings	987,079	(7,202)	86,748	1,066,625
<b>Total accumulated amortization</b>	<b>\$ 4,663,318</b>	<b>\$ (12,898)</b>	<b>\$ 305,732</b>	<b>\$ 4,956,152</b>

<b>Net Book Value</b>	<b>Net Book Value December 31, 2021</b>
Land	\$ 1,298,876
Land improvements	20,361
Buildings and building improvements	1,753,858
Leasehold improvements	14,458
Linear and linear improvements	6,334,808
Structures	124,843
Vehicles	54,895
Equipment and furnishings	1,251,874
Construction work in progress	1,431,751
<b>Total net book value</b>	<b>\$ 12,285,724</b>



## 12. Tangible Capital Assets (Continued)

2020

(All dollars in \$000)

<b>Cost</b>	<b>Balance at December 31, 2019</b>	<b>Additions</b>	<b>Disposals &amp; Write-downs</b>	<b>Balance at December 31, 2020</b>
	\$			
Land	1,221,511	\$ 26,963	\$ (16,240)	\$ 1,232,234
Land improvements	41,387	-	-	41,387
Buildings and building improvements	2,504,398	15,992	-	2,520,390
Leasehold improvements	29,698	124	-	29,822
Linear and linear improvements	8,512,731	307,508	-	8,820,239
Structures	237,931	9,097	-	247,028
Vehicles	102,753	19,224	(10,697)	111,280
Equipment and furnishings	2,133,900	125,256	(2,848)	2,256,308
Construction work in progress	1,222,597	175,327	-	1,397,924
<b>Total cost</b>	<b>\$ 16,006,906</b>	<b>\$ 679,491</b>	<b>\$ (29,785)</b>	<b>\$ 16,656,612</b>

<b>Accumulated Amortization</b>	<b>Balance at December 31, 2019</b>	<b>Disposals</b>	<b>Amortization</b>	<b>Balance at December 31, 2020</b>
	\$			
Land improvements	19,103	\$ -	\$ 1,273	\$ 20,376
Buildings and building improvements	768,055	-	47,482	815,537
Leasehold improvements	14,441	-	832	15,273
Linear and linear improvements	2,504,833	-	147,003	2,651,836
Structures	112,624	-	5,697	118,321
Vehicles	52,895	(8,980)	10,981	54,896
Equipment and furnishings	907,418	(2,730)	82,391	987,079
<b>Total accumulated amortization</b>	<b>\$ 4,379,369</b>	<b>\$ (11,710)</b>	<b>\$ 295,659</b>	<b>\$ 4,663,318</b>

<b>Net Book Value</b>	<b>Net Book Value December 31, 2020</b>
Land	\$ 1,232,234
Land improvements	21,011
Buildings and building improvements	1,704,853
Leasehold improvements	14,549
Linear and linear improvements	6,168,403
Structures	128,707
Vehicles	56,384
Equipment and furnishings	1,269,229
Construction work in progress	1,397,924
<b>Total net book value</b>	<b>\$ 11,993,294</b>

a) **Construction in Progress**

Assets under construction having a value of \$1,431,751 (2020 – \$1,397,924) have not been amortized. Amortization of these assets will commence when the asset is put into service.

b) **Contributed Tangible Capital Assets**

Contributed tangible capital assets transferred to the Region in 2021 amounted to \$148,425 (2020 – \$119,996). The majority of tangible capital assets transferred were from developers and included water and wastewater local mains as well as land.

c) **Works of Art and Cultural Assets**

The Region manages and controls various works of art and non-operational historical cultural assets including buildings, artifacts, paintings and sculptures located at Region sites and public display areas. These assets are not recorded as tangible capital assets and are not amortized.

d) **Interest Capitalization**

In 2021, the Region capitalized \$160 (2020 – \$159) of interest cost.

### 13. Budget Data

The budget amounts presented in the consolidated financial statements are based on the 2021 operating and capital budgets approved by Regional Council on February 11, 2021. The following reconciles the approved budget to the budget amounts presented in the consolidated financial statements using the accrual basis of accounting, in accordance with PSAS. Budgets established for tangible capital asset acquisitions are on a project-oriented basis, the costs of which may be carried over one or more fiscal years. Where amounts were budgeted for on a project-oriented basis, the budget amounts used are based on actual projects that took place during the year to reflect the same basis of accounting that was used to report the actual results.

	<b>Revenues</b>	<b>Expenses</b>
<b>Operating Budget</b>		
Council Approved Budget	\$ 2,689,996	\$ 2,689,996
In-year budget adjustments	52,284	52,284
Board Approved Peel Housing Corporation	103,509	103,509
Adjustment for intercompany transactions	(53,076)	(53,076)
PSAB Adjustments		
Contributions to reserves/reserve funds	-	(504,686)
Contributions from reserves/reserve funds	(63,160)	-
Payment to sinking fund for debt retirement	-	(52,237)
Other liabilities	-	(950)
Other adjustments	-	-
<b>Adjusted Operating Budget</b>	<b>2,729,553</b>	<b>2,234,840</b>
<b>Capital Budget</b>		
Council Approved Budget	998,126	998,126
Timing difference between budget and spending	(405,987)	(405,987)
Board Approved Peel Housing Corporation	17,286	17,286
PSAB Adjustments		
Contributions from reserves/reserve funds	(351,957)	-
Acquisition of tangible capital assets	-	(452,294)
Amortization	-	287,277
<b>Adjusted Capital Budget</b>	<b>257,468</b>	<b>444,408</b>
<b>Other</b>		
Reserve fund interest and other revenue	62,408	-
<b>Budget as presented in Financial Statements</b>	<b>\$ 3,049,429</b>	<b>\$ 2,679,248</b>

## 14. Expenses by Object

The consolidated statement of operations reports expenses for the Region by functions or by business programs. The following is a summary of expenses by object.

	2021	2020
Salary and wages	\$ 1,052,307	\$ 984,701
Services and rents	456,994	405,686
Materials and supplies	97,985	93,761
Grants and transfer payments	578,288	559,997
Debt charges	70,651	69,522
Intra-government transfers	(50,510)	(47,378)
Amortization	305,732	295,659
Other operational expenses	173,399	160,118
<b>Total</b>	<b>\$ 2,684,846</b>	<b>\$ 2,522,066</b>

## 15. Contractual Obligations and Contingent Liabilities

- As at December 31, 2021 outstanding contractual obligations for capital works amounted to approximately \$422,594 (2020 – \$492,279). Regional Council has authorized the financing of these obligations.
- As at December 31, 2021 the Region has been named as defendant or co-defendant in a number of outstanding legal actions. No provision has been made for any claims that are expected to be covered by insurance or where the consequences are undeterminable. A provision of \$12,058 (2020 – \$10,447) has been made for those claims not expected to be covered by insurance.
- Under the terms of various operating lease agreements, future minimum payments are as follows:

2022	\$ 2,768
2023	2,244
2024	1,712
2025	1,080
2026	978
Subsequent to 2026	3,850
<b>Total</b>	<b>\$ 12,632</b>

- Under a renewed 10-year service agreement, effective January 1, 2020, the Region has contracted the operations of the South Peel wastewater and water treatment systems to the Ontario Clean Water Agency ("OCWA").

Included in the consolidated statement of operations are the 2021 charges from OCWA totaling \$43,475 (2020 – \$43,059). The consolidated statement of financial position

reflects only the capital assets of the wastewater and water treatment facilities and the service charges due to or from OCWA.

- e) The Peel Regional Police provide policing services to the Greater Toronto Airports Authority ("GTAA"). Under a service agreement, the GTAA provides funding to fully offset any costs incurred by the Peel Regional Police. In 2021, the Peel Regional Police received \$18,482 (2020 – \$18,114) from the GTAA.
- f) Under contracts approved by the Region in 2005 with amendments in 2012 and 2016, Waste Management of Canada Corporation ("WMCC") will provide waste disposal capacity at current market rates (additional 22 years until December 31, 2042) in addition WMCC and other private third party corporations will provide waste transfer services to the Region. The 2021 annual cost is \$17,700.
- g) Under separate contracts approved by the Region in 2014, two private waste management companies provide services including, but not limited to: bi-weekly, alternating garbage cart and recycling cart collection, bi-weekly bulky item collection, weekly organics cart collection, seasonal yard waste collection, garbage exemption collection periods, and manual (bag based) garbage, recycling and organics bin collection at specified locations. Each contract term is for an eight-year-plus-nine-month period which began on January 2016, with two additional, separate twelve-month period extension options, based on satisfactory service, performance and pricing. The 2021 annual cost for the two contracts is \$46,500.
- h) The Region has issued letters of credit for \$13,604 (2020 – \$15,085) in order to meet the credit requirements and conditions of certain agreements related to capital projects.
- i) The Region has identified a contaminated site on a piece of land downloaded from the federal government. The Region is currently working with the federal government to determine who accepts responsibility for the remediation of this site and has, therefore, not recognized a liability for this site in the consolidated statement of financial position.

## **16. Liability for Contaminated Sites**

As at December 31, 2021, management has not identified any contaminated sites that meet the specified criteria and no liability (2020 – \$Nil) for contaminated sites has been recorded in these consolidated financial statements.

## **17. Municipal Act, 2001**

Since the introduction of Current Value Assessment ("CVA") taxation in 1998, provincial legislation mandates a limit to assessment-related tax increases for the commercial, industrial and multi-residential classes. The purpose of this limit is to ensure that the impact of CVA reform is manageable for taxpayers in these three property classes. These assessment-related tax adjustments are capped using a number of Council-adopted parameters which include the optional capping tools and capping program enhancements. Adoption of the capping parameters is designed to maximize the number of properties moving to full CVA-based taxation. The Region's 2021 Tax Capping Policy – Selection of Options staff report presented to Regional Council on May 13, 2021 details the capping

options selected for implementation in the 2021 taxation year. The legislation permits the costs of capping to be funded by limiting the property tax decreases within the subject property class.

While the local municipalities have the jurisdictional responsibility for managing the tax collection system, the Region is responsible for acting as the “banker” in order to balance out the overall impact of the capping initiative on a broader Regional basis. Implementation may cause some year-to-year variances. Such post-billing capping variances are written-off at the local municipal level and funded between the Region, the local municipality and the school board based on the tax rate prorated shares of the write-offs.

The multi-residential and industrial capping programs have been phased-out in the 2020 taxation year, therefore all properties in these capped classes are now taxed at full CVA tax level. The Region has implemented the four-year phase-out of the capping program for the commercial property class in 2020. This program is in its second year of the four-year phase-out.

## **18. Segmented Information**

The Region of Peel is a diversified municipal government institution providing a wide range of services to its residents that include: general government, protection to property and persons, transportation, environmental, health and social and family services. The Region also controls and administers Peel Housing Corporation, a non-profit housing organization.

For management reporting purposes, the Region’s operations and activities are reported by Program Services. Program Services were created for the purpose of recording specific activities to attain certain objectives in accordance with regulations, restrictions or limitations. Regional services are provided by divisions and their activities are reported in Program Services.

Divisions disclosed in the Segmented Information, along with the services they provide, are as follows:

### **General Government**

General government comprises divisions under Finance, Corporate Services and the Executive Office, Council and Digital & Information Services. The divisions provide direct support to the various citizen-facing Regional services, as well as Council and Committee. These divisions also supply financial and administrative leadership for the Regional Corporation.

Also included are corporate expenses and revenues that are not directly attributable to any individual service, but do impact the overall tax requirement.

### **Protection to Property and Persons**

Protection to property and persons consists of Police Services and the conservation authorities. Police Services partners with the community to maintain social order and contribute to a safe environment in which to live, work and visit. Funding is provided to support the operating costs, special projects and land purchases for three conservation authorities in the Region.

#### Transportation Services

Transportation services is responsible for Roads and TransHelp services. The mandate of the Roads division is to provide safe, reliable and secure roads while respecting the environment. TransHelp provides transit services to Peel residents unable to utilize conventional modes of public transportation.

#### GO Transit

GO Transit includes the Region's apportionment of capital costs billed by GO Transit.

#### Gas Tax Transferred to Local Municipalities

This segment includes the Federal Gas Tax revenue that is transferred to local municipalities.

#### Environmental Services

Environmental services is responsible for Water, Wastewater and Waste Management Services. The Water Program sustainably delivers high quality drinking water, and the related support services, in an efficient and reliable manner. The mandate of Wastewater is to manage, collect and treat municipal wastewater. Waste Management provides environmentally sustainable waste management services to residents and small businesses while maximizing recovery of valuable resources.

#### Health Services

Health services includes Public Health and Paramedic Services. Public Health is mandated by the [\*Ontario Health Protection and Promotion Act\*](#) and other legislation. Public Health provides programs and services in six key areas: communicable disease control and prevention; clinical services; enforcement; youth and adult illness prevention; early childhood development; and health surveillance. The mandate of Paramedic Services is to decrease suffering and improve and promote community safety.

#### Social and Family Services

Children's services plans, manages and coordinates a Region-wide early learning and child care system. Long-Term Care operates five long-term care facilities for seniors. Ontario Works delivers a range of programs providing employment and financial assistance to residents in need.

#### Social Housing

Social housing is responsible for administering social housing providers, the rent supplement programs, and managing a social housing waiting list.

Peel Housing Corporation is a non-profit housing company providing over 16,000 residents with affordable rental units.

#### Planning and Development

Regional planning provides planning policy and research and development planning services that respond to the growth and change experienced in Peel.

#### Assessment Services

Assessment Services is the funding to the Municipal Property Assessment Corporation, which administers province-wide property assessment services for municipalities.

Segmented Information

For the year ended December 31, 2021  
(All dollars in \$000)

	General Government		Protection to Property & Persons		Transportation Services		Go Transit		Gas Tax Transferred To Area Municipalities		Environmental Services	
	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020
Operations Revenue												
Levies on area municipalities	1,164,833	1,130,614	-	-	-	-	-	-	-	-	-	-
Direct charges on ratepayers	-	-	-	-	-	-	-	-	-	-	474,438	450,726
Contributions - other governments	42,865	46,776	16,683	17,860	15,668	13,870	-	-	78,548	49,043	18,782	18,097
Contributions - developers	1,468	1,620	872	866	11,180	17,417	3,000	4,500	-	-	281,419	248,013
Contributed capital assets	-	-	-	-	5,988	6,105	-	-	-	-	128,637	113,891
Investment income	33,586	19,527	4,368	6,885	3,488	6,027	-	-	-	-	23,478	33,183
Fees and service charges	60,895	35,790	41,874	28,573	4,868	4,556	-	-	-	-	24,498	14,042
	1,303,647	1,234,327	63,797	54,184	41,192	47,975	3,000	4,500	78,548	49,043	951,252	877,952
Expenses												
Salaries and wages	79,467	76,180	447,509	439,026	48,067	46,115	-	-	-	-	71,308	68,481
Services and rents	29,384	28,833	39,974	37,495	26,919	35,040	-	-	-	-	191,321	185,044
Materials and supplies	1,871	2,436	12,893	13,185	8,139	8,662	-	-	-	-	48,685	49,345
Grants and transfer payments	49,735	33,613	53,828	50,942	26	16	-	-	71,338	34,791	-	-
Debt charges	1,284	2,286	-	-	604	566	-	-	-	-	59,787	60,081
Intra-government transfers	(126,568)	(113,563)	(15,506)	(16,766)	(29,375)	(27,352)	-	-	-	-	57,653	60,671
Amortization	13,530	12,757	15,126	14,078	54,549	53,946	-	-	-	-	194,124	187,450
Other operating expenses	15,159	24,213	38,666	22,387	20,178	21,271	3,661	7,920	-	-	24,848	29,805
	63,862	66,755	592,490	560,347	129,107	138,264	3,661	7,920	71,338	34,791	647,726	640,877
	-	-	-	-	-	-	-	-	-	-	-	-
Annual Surplus (Deficit)	1,239,785	1,167,572	(528,693)	(506,163)	(87,915)	(90,289)	(661)	(3,420)	7,210	14,252	303,527	237,075



Segmented Information

For the year ended December 31, 2021  
(All dollars in \$000)

	Health Services		Social & Family Services		Social Housing		Planning & Development		Assessment Services		Total	
	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020
Operations Revenue												
Levies on area municipalities	-	-	-	-	-	-	-	-	-	-	1,164,833	1,130,614
Direct charges on ratepayers	-	-	-	-	-	-	-	-	-	-	474,438	450,726
Contributions - other governments	258,088	122,756	420,118	472,371	40,055	55,518	-	-	-	-	866,189	796,291
Contributions - developers	202	216	602	586	(4,335)	(2,222)	-	-	-	-	294,408	270,996
Contributed capital assets	-	-	13,800	-	-	-	-	-	-	-	148,425	119,996
Investment income	1,131	1,601	1,815	3,289	5,221	10,136	-	-	213	326	73,300	80,974
Fees and service charges	618	565	43,490	26,541	86,635	84,510	3,342	2,867	-	-	290,838	197,444
	260,039	125,138	479,825	502,787	127,576	147,942	3,342	2,867	213	326	3,312,431	3,047,041
Expenses												
Salaries and wages	223,375	169,592	154,697	159,426	21,159	17,458	6,725	6,851	-	-	1,052,307	984,701
Services and rents	30,566	8,644	38,940	24,522	80,111	72,402	150	259	19,628	19,716	456,994	405,686
Materials and supplies	15,529	7,739	9,864	11,250	977	970	27	11	-	-	97,985	93,761
Grants and transfer payments	15,222	5,348	333,191	387,019	54,918	48,154	30	30	-	-	578,288	559,997
Debt charges	-	-	-	285	8,976	6,324	-	-	-	-	70,651	69,522
Intra-government transfers	33,166	21,912	17,865	18,515	12,759	11,731	(503)	(666)	-	-	(50,510)	(47,378)
Amortization	8,240	8,321	3,343	3,336	16,820	15,289	-	6	-	-	305,732	295,659
Other operating expenses	9,487	1,856	8,718	7,439	50,595	42,266	2,087	3,890	-	-	173,399	160,118
	335,585	223,412	566,618	611,792	246,315	214,594	8,516	10,381	19,628	19,716	2,684,846	2,522,066
	-	-	-	-	-	-	-	-	-	-	-	-
Annual Surplus (Deficit)	(75,546)	(98,274)	(86,793)	(109,005)	(118,739)	(66,652)	(5,174)	(7,514)	(19,415)	(19,390)	627,585	524,975