

**Appendix I  
Update on Discussions with the Province on the Development Charges Deferral and  
Grant Program**

**Excerpt from The Council of the Regional Municipality of Peel Minutes – June 26, 2025**

**6.4 NOTICE OF MOTION/MOTION**

**6.4.3 Motion Regarding Mayor’s Housing Task Force**

(Related to 6.1.2, 6.3.1, 8.5 to 8.11 inclusive, 15.1, 15.2 and 15.4 to 15.23 inclusive)

**Resolution Number 2025-495**

Moved by Councillor Parrish  
Seconded by Councillor Mahoney

*Whereas there is a housing crisis in the Region of Peel and across Ontario;  
And whereas, more housing is urgently needed including low-rise, mid-rise, high-rise  
and affordable housing options, owned and purpose-built rental;*

*And whereas, given turbulence in the economy, the development industry is  
demonstrating very few residential units will start construction over the next two years  
without interventions in the form of incentives;*

*And whereas, the growing shortage of supply is increasing the cost of both owned and  
rented units;*

*And whereas, increased municipal charges and taxes are recognized factors affecting  
the cost of housing units both purchased and rented;*

*Therefore, be it resolved, that the Council of the Region of Peel approve the following:*

- 1. Under the items listed in Bill 17, effective July 10, 2025, the collection of development charges for all residential units be deferred without interest until the first occupancy permit is issued, provided a building permit allowing for footings and foundations is issued pursuant to the Building Code Act, 1992 prior to November 13, 2026; and*
- 2. Authorize the Chief Financial Officer and Commissioner of Corporate Services, Treasurer, and the Regional Clerk or designate, to enter into deferral agreements on behalf of the Region providing for the payment of developments charges in accordance with paragraph 1; and*
- 3. That the Region of Peel consult with the Minister of Municipal Affairs and Housing to seek clarity on the proposed Peel utility model and report back to council no later than September 2025; and*
- 4. Reduce the region’s residential development charges by 50 per cent effective commencing on July 10, 2025, ending on November 13, 2026, funded by grants-in-lieu; and*

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5. *In the event that a satisfactory financial agreement is not reached with the province by October 17, 2025, then the DC reduction offered pursuant to paragraph 4 above will terminate and the issue of DC discounts will be brought forward to the October 23, 2025 Regional Council meeting to be reviewed and evaluated to determine whether the reduction shall continue, and with such determination to be made pursuant to a simple majority vote; and*
6. *Region staff enter into discussions with BILD and other industry participants regarding the possibility of development charge discounts not only motivating the building of new units but flowing through in part to the homebuyer thereby improving affordability; and*
7. *Direct regional and local staff to apply for the Canada Housing Infrastructure Fund - Municipal Direct Stream, to request grants used to offset the financial impacts from the development charges initiatives.*

**Carried**