



Meeting Date: April 22, 2026

Submitted by: Tiffany Farrell, CPA, CA, Chief Administrative Officer

Report No: CPS-25-2026

Subject: Canada-Ontario Partnership to Build Initiative

Recommendation:

THAT Report CPS-25-2026 re: Canada-Ontario Partnership to Build Initiative be received for information.

Purpose:

To present to Council information on the recently announced Canada-Ontario Partnership to Build initiative.

Background:

On March 30th, the Federal and Provincial governments signed the [Canada-Ontario Partnership to Build](#), an initiative designed to accelerate housing construction and infrastructure delivery across Ontario. A central element of this Partnership is a plan to temporarily reduce residential development charges (DCs) by up to 50% over three years. This funding will be available through the Build Communities Strong Fund (BCFS) for housing enabling infrastructure. The Building Communities Strong Fund (BCSF) provincial-territorial stream will provide \$8.8 billion in cost-matched federal and provincial investment over ten years. This funding is focused on temporarily reducing or maintaining low DCs.

It is anticipated that municipalities will also be expected to support DC reductions, so that all three levels of government are supporting increased housing supply and affordability. Funding will also be made available for non-DC levying municipalities.

Analysis:

Program Information

The Municipality supports efforts of the Provincial and Federal governments to reduce costs, build more housing, and ensure municipalities can still fund vital housing enabling infrastructure.

Although the Municipality may qualify for part of the \$8.8 billion in funding, the specifics of the program and the timeline for fund availability have not yet been announced. Once additional program details become available, either prior to or after program approval, information and recommendations will be brought to Council for consideration.

To enhance insight into potential program opportunities and design, staff are gathering information from a range of stakeholders, including the Ministry of Municipal Affairs and Housing (MMAH), the Association of Municipalities of Ontario (AMO), and the Municipal Finance Officers' Association (MFOA). The province has indicated its commitment to collaborating with AMO on the program's development. In response, AMO has requested relevant information from municipalities, and staff are currently engaged in compiling this data.

Current Incentives

Council, in alignment with the efforts of both levels of government, has taken active steps over the last year to address the Municipality's housing challenges. Specifically, the Municipality's [new incentive program](#) encourages residential development throughout the municipality. Starting September 3, 2025, and running through December 2028, residential and multi-residential building permits will be eligible for a development charge (DC) reduction ranging from 5% to 15%. Specifically, single and semi-detached homes will receive a 5% reduction, townhomes and other multiples will receive 10%, and apartments will benefit from a 15% reduction. These are in addition to any incentives offered through the *Development Charges Act*.

Developer/Builder Communications

Staff have heard from many Developers and Builders active within Middlesex Centre since the announcement on March 30th, and plan to keep communication lines open. As further information becomes available and program specifics are clarified, staff anticipate bringing additional reports and updates to Council. This ongoing approach will help support informed decision-making and maintain responsive engagement with the development community.

Development Charges in Middlesex Centre

The current Development Charge Reserve Fund balance April 2026 is **-\$465,499.93** (unaudited).

Below are the [Residential Development Charges](#) that apply for 2026.

Table 1: Residential Development Charges 2026

Service	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor & 1 Bedroom
Municipal Wide Services:				
Services Related to a Highway	\$6,998.77	\$5,169.45	\$4,882.14	\$3,108.77
Fire Protection Services	\$2,054.22	\$1,517.27	\$1,433.33	\$912.50
Parks & Recreation Services	\$5,760.22	\$4,254.79	\$4,018.06	\$2,558.90
Growth-related Studies	\$637.04	\$470.25	\$444.41	\$283.00
Total Municipal Wide Services	\$15,450.25	\$11,411.76	\$10,777.94	\$6,863.17
Urban Services:				
Wastewater	\$19,849.23	\$14,661.49	\$13,846.90	\$8,817.33
Water	\$6,587.72	\$4,866.00	\$4,595.90	\$2,925.84
Total Urban Services	\$26,436.95	\$19,527.49	\$18,442.80	\$11,743.17
GRAND TOTAL RURAL AREA	\$15,450.25	\$11,411.76	\$10,777.94	\$6,863.17
With DC Incentive Applied	\$14,677.74	\$10,270.58	\$9,161.25	\$5,833.69
GRAND TOTAL URBAN AREA	\$41,887.20	\$30,939.25	\$29,220.74	\$18,606.34
With DC Incentive Applied	\$39,792.84	\$27,845.33	\$24,837.63	\$15,815.39

The costs associated with growth projects are detailed in the Municipality’s Development Charge Study, as outlined below.

Table: Cost of Growth Projects – Middlesex Centre DC Study, 2024

Department/Service	Total - Benefit to Existing	Total Growth (DC)	Total Project
Fire	\$ 2,694,840	\$ 3,470,160	\$ 6,165,000
Parks and Recreation	\$ 23,345,500	\$ 12,793,350	\$ 36,138,850
Roads	\$ 34,685,768	\$ 34,759,041	\$ 69,444,809
Wastewater	\$ 23,237,266	\$ 95,484,169	\$ 118,721,435
Water	\$ 20,215,284	\$ 30,449,716	\$ 50,665,000
Total	\$ 104,178,658	\$ 176,956,436	\$ 281,135,094

According to report [CPS-52-2025](#), Capital Financing and Debt Management Policy, and as described in the long-range financial plan, Middlesex Centre's ongoing growth means that most projects related to expansion—identified in the 2024 Development Charge Study—are currently planned to be financed through debt.

Financial Implications:

At this time, there are no financial implications of this information report.

Strategic Plan:

This matter aligns with the following strategic priorities:

- Sustainable Infrastructure and Services

This report responds to Objective 4.2 - Expand existing services with the pace of new development and apply a financial sustainability lens to all municipal services and programs.

- Responsive Municipal Government

The report responds directly to Objective 5.3– Foster a culture of innovation, continuous improvement, and cost-effective services by sharing information and gathering input, by continuing timely and effective communication to the public.

Attachments:

N/A