2026 Approved Budget

2026 Operating and Capital Budgets

2027–2035 Capital Forecast

Development and Growth Management

Development and Growth Management

Development and Growth Management

Divisional Budget Summary

	2025	2026 Budget				
Department	**Net Budget**	**Total Expenses**	**Total Revenues**	**Net Budget**	**$ Change**	**% Change**
Development and Growth Management Admin	$362	$411	$34	$376	$14	3.9%
By-law Compliance	$3,277	$5,137	$1,665	$3,472	$195	6.0%
Building	$0	$7,863	$7,863	$0	$0	0.0%
Community Planning	$2,017	$8,536	$6,113	$2,423	$406	20.1%
Total Development and Growth Management	**$5,657**	**$21,947**	**$15,675**	**$6,272**	**$615**	**10.9%**

Numbers are in $ Thousands and may not add due to rounding

Departmental Overview

Department Development and Growth Management Admin

Department Head Steve Robinson

Department Head Title Commissioner, Development and Growth Management

Department Description

Development and Growth Management Admin consists of the Commissioner responsible for providing strategic oversight and direction to the following service areas: Community Planning, By-Law Compliance, Building and the Burlington Lands Partnership.

The Commissioner sets divisional priories and monitors performance ensuring alignment with organization and council priorities.

Key activities include partnership and collaboration, coaching, relationship building, and making necessary adjustments to resources and strategies, ensuring that each division operates efficiently and achieves its intended outcomes. Working together with other members of the Executive Leadership Team to set organizational priorities and optimize continuous improvement opportunities.

Department Goals

Through strategic oversight and guidance from the Commissioner of Development and Growth Management, the 4 service areas (Community Planning, By-Law Compliance, Building and the Burlington Lands Partnership) work to achieve objectives of the following 6 key priorities:

- Build healthy, livable and sustainable communities
- Expand housing supply
- Boost housing affordability
- Unlock key development areas
- Streamline approvals
- Modernize and enforce standards

Strategic Alignment with Vision to Focus Plan

Designing and delivering complete communities (Focus Area 1)

Driving Organizational Performance (Focus Area 4)

OPERATING BUDGET
FINANCIAL RESOURCE SUMMARY
($ rounded to thousands)

Development and Growth Management Admin

	2025 Budget	2026 Base Budget	$ Change Base Budget	2026 Key Investments	2026 Total Budget	$ Change Total Budget	% Change Total Budget
Salaries Wages and Benefits	396	410	14		410	14	3.5 %
Materials and Supplies	1	1			1		0.0 %
Facilities and Administration Costs							0.0 %
TOTAL EXPENSES	397	411	14		411	14	3.5 %
Internal Recovery	34	34			34		0.0 %
TOTAL REVENUES	34	34			34		0.0 %
NET OPERATING BUDGET	362	376	14		376	14	3.9 %

Budget Commentary

Human resources reflect standard provisions for the annual employee performance adjustment, range movement, payroll taxes (EI, CPP, EHT), WSIB, OMERS and group benefits.

Departmental Overview

Department By-law Compliance

Department Head Kerry Davren **Department Head Title** Director of By-Law Compliance

Department Description

The By-law Compliance Department is responsible for managing and enforcing by-laws and standards specific to Burlington aimed at enhancing the health and safety of the community. The department includes business licensing, signs and pool permitting , animal services, by-law enforcement and enforcement policy.

Department Goals

Ensuring compliance with applicable laws and standards in a manner that is:

Relevant - Using most up-to-date tools (regulations, processes, resources) to respond to existing and emerging issues important to residents, business owners and visitors to Burlington.

Effective - Progressive improvement in compliance rates, reduced number of repeat offenders, decreased requests for information through increased education.

Efficient - Consistent resolution timelines. Enforcement and education is targeted in priority order (e.g. highest public safety risk, escalated frequency, repeat offenders) to reduce severity of issues.

Strategic Alignment with Vision to Focus Plan

- Providing the best services and experiences
- Protecting and improving the natural environment and taking action on climate change
- Driving organizational performance

Programs

By-law Enforcement	Team of By-law Officers responsible for the education and enforcement of municipal by-laws intended to improve health, safety and consumer protection in the community such as lot maintenance, property standards, licensing, pool fencing, signs and advertising.
Licensing & Permits	Includes By-law and Licensing Coordinators responsible for the intake, processing and approval of by-law enforcement and education requests, business licences, pool and sign permits, fine and fee collection, aiding customers through the appeal processes when enforcement occurs and all other front line customer inquiries.
Animal Services	Animal Care and specialized Animal By-law Officers responsible for intake of lost and stray animals, animal adoptions, dog licensing, microchipping, pick-up and transfer of sick/injured wildlife to rehabilitation centres, education and enforcement of animal control by-laws.
Enforcement Policy	Creates/updates by-laws, conducts research, public consultation, liaises with Legal, outside agencies, coordinates with internal departments to ensure consistency with by-laws and enforcement.

Continuous Improvement Initiatives

In 2023 and 2024 Council invested in staff to aid with licensing area which has result in some key improvements:

Creation of one streamlined licensing application (vs. separate applications for different licensing categories)

Creation of a proactive education and enforcement model - resulted in multi-year backlog of 475 overdue licences being cleared from the system (represented a loss of $173,000 over 5 years) and identified approximately 1500 businesses that required licences based on data comparison with various partners such a Halton Region Public Health. In Fall 2024, a proactive campaign to educate personal service businesses found approximately 100 operators without a licence. This proactive approach will continue in 2026 to educate other business areas.

Implementation of the Short-Term Accommodation By-law

Successful application to the Federal Short-Term Renal Fund (STREF) which will supply approximately $750,000 over two years to aid with enforcement.

Updating of the Licensing Appeals Committee to align with other quasi-judicial committees.

Process changes to ensure enforcement activity is linked to business licences to ensure timely review of renewals.

Addressing Gaps and Challenges

Inability to update technology is a barrier to measuring KPI's and predicting future needs. The data is key to ensuring enforcement resources are used in the most effective and efficient manner.

Ensuring by-laws are updated and relevant has been a major challenge. Ideally, by-laws should be reviewed and consolidated at least every three years but the average age of by-laws in Burlington is 14 years. They key performance target is to have 95% of by-laws in that 3 year or less age category (currently only 21% meet the target). The creation of a short/medium term plan to update by-laws and incorporate enforcement items from other departments into By-law Compliance is a key workplan item for 2026.

Department Initiatives	Target Completion
Development of a 5 year plan to prioritize by-law updates, develop by-law maintenance schedule and enforcement strategy to ensure enforcement resources are used efficiently and target key issues.	Jun 2026
Comprehensive review of Sign By-law and application processes (Key Priority #6 - modernize and enforce standards).	Dec 2026
Continue with Licensing By-law Updates - focus on Festivals & Events, Food Trucks, Adult Entertainment categories. (Key Priority #6 - modernize and enforce standards).	Dec 2026
Comprehensive review of Noise By-law. (Key Priority #6 - modernize and enforce standards).	Dec 2027

OPERATING BUDGET
FINANCIAL RESOURCE SUMMARY

($ rounded to thousands) **By-law Compliance**

	2025 Budget	2026 Base Budget	$ Change Base Budget	2026 Key Investments	2026 Total Budget	$ Change Total Budget	% Change Total Budget
Salaries Wages and Benefits	4,621	4,847	227		4,847	227	4.9 %
Internal Charges	17	19	3		19	3	14.8 %
Materials and Supplies	74	82	8		82	8	11.4 %
Commodities	64	60	(4)		60	(4)	-6.3 %
Facilities and Administration Costs	76	109	33		109	33	43.1 %
Contracted and Professional Services	19	19			19		0.0 %
TOTAL EXPENSES	4,870	5,137	267		5,137	267	5.5 %
User Fees and Service Charges	82	82			82		0.0 %
Fines and Penalties	10	59	49		59	49	487.5 %
Licenses, Permits, Rents	1,183	1,206	22		1,206	22	1.9 %
External Recovery	98	98			98		0.0 %
Internal Recovery	219	219			219		0.0 %
TOTAL REVENUES	1,594	1,665	71		1,665	71	4.5 %
NET OPERATING BUDGET	3,277	3,472	195		3,472	195	6.0 %

Budget Commentary

Human Resources increase is comprised of provisions for the annual performance adjustment, range movement, payroll taxes (EI, CPP, EHT), WSIB, OMERS and group benefits.

Majority of the expense increase due to annual support costs for the use of the AIMS enforcement software for tracking tickets as part of the Administrative Penalty System.

Revenue Increases are based on the 3% increase to pool and sign fees and new revenue anticipated based on the implementation of Administrative Penalty System for Lot Maintenance offences.

Departmental Overview

Department Building

Department Head Nick Anastasopoulos **Department Head Title** Chief Building Official

Department Description

The Chief Building Official (CBO) is responsible for the administration and enforcement of the Building Code Act (BCA) and implement its regulations under the Ontario Building Code (OBC). The CBO supports building staff and internal/external stakeholders in the administration and implementation of the BCA, OBC, related regulations and municipal by-laws to meet service delivery levels and exceed customer expectations.

The Building Permit By-law provides building application requirements and includes the detailed building permit fee schedule. The pre-construction stage includes consultation and plan review of the submitted design to ensure the design complies with the minimum requirements of the OBC. Building officials are qualified in all categories related to their responsibilities and duties as legislated and registered with the Ministry of Municipal Affairs and Housing.

Building permit applications are processed and reviewed within legislated timeframes. Applications are prescreened for completeness within the legislated 2 business days. Plan review is conducted within legislated timeframes ranging from 10 to 30 business days.

During construction, prescribed building inspections take place at various stages until occupancy permits are issued and/or final inspections are completed. Field inspections are conducted within the legislated 2 to 5 business days, upon proper notification from the permit holder.

Enforcement inspections are conducted in response to complaints and inquiries of potential illegal construction with or without a building permit as regulated by the BCA. Legal proceedings, including issuing Orders (e.g., Order to Comply, Stop Work Order, Unsafe Order, or Emergency Order) and laying charges, are initiated by the building inspector when all other efforts to gain compliance have failed.

Service is based on a fee-for-service model, supported by a Council-approved building permit fees financial model. The model is reviewed and updated every five years, to account for effort and changes in legislative requirements.

Department Goals

The goal of the department is:

To protect occupants of buildings and the general public by ensuring construction conforms to the Building Code Act and Ontario Building Code respecting the safety of buildings concerning public health, environmental integrity, fire protection, accessibility, and structural sufficiency.

To provide excellent and timely customer service and highly competent and professional technical services.

To be agile, responsive, and adaptive to community and construction industry needs in the delivery of approval and inspection services, including scalable services based on the complexity of design submissions and resubmissions, or variation of project proposals.

To promote public awareness and education on the regulatory requirements of the BCA, OBC, construction best practices, and safe design standards.

Strategic Alignment with Vision to Focus Plan
Providing the best services and experiences
Protecting and improving the natural environment and taking action on climate change
Driving organizational performance

Programs	
Customer Service	Respond to public inquiries and educate customers regarding the building permit process, building permit by-law interpretations, requirements for construction-related activities, records release/retention and reviewing and assisting with customer feedback. Guide and assist the public, owners and permit applicants through consultation, utilizing online City resources, technical checklists, pamphlets, and information brochures. The service goal is to ensure a comprehensive application submission, streamlined permit issuance and a successful OBC-compliant construction project. Respond to and provide awareness to owners, applicants or their agents on OBC requirements and other related technical regulations/standards during plan review and throughout construction. Respond to building inspection and enforcement inquiries. Providing access to public information through property reports and routine disclosure requests. Promotion and awareness of the BCA, OBC and role of Building Officials in ensuring the safety of building occupants and the public through press releases, public communication, community outreach, recognition of Building Safety Month, and liaison with external government and industry agencies and committees.
Policy Services	Establish effective auditing processes to regularly review the Building Department's existing operational policies and create new operational policies with the service area managers as needed to ensure streamlined and consistent service delivery to customers. Continuously evaluate workflow and identify opportunities for improvement and identify and recommend new or improved key performance indicators. Ensure service performance indicators are established and communicated to department staff and internal and external partners/stakeholders. Manage the legal aspect of the department's regulatory framework and review, research and respond to insurance claims, ombudsman investigations, FOI records requests and other legal investigative reports against the department. Provide permit data through monthly, quarterly, and annual reports to the public and industry stakeholders. This includes monthly and annual permit issuance data, building occupancy data, financial reporting on the Building Department's operating budget, rates and fees, revenues and reserve fund.

Programs	
Application Management and Administration	Screening building permit application submission for completeness, compliance to submission standards, and legislated designer qualifications. Identify and validate conformance with relevant Applicable Laws as legislated by the BCA. Administration and collection of applicable municipal and regional levies and service fees. Acceptance, rejection, clearance, of applications. Issuance and circulation of building permits.
Building Plans Review	Review applications for the various disciplines to ensure compliance with the health and safety requirements of the OBC, National Building Code (NBC), Ontario Fire Code (OFC) and related regulations and standards such as the National Fire Prevention Association (NFPA), Canadian Standards Association (CSA), and Underwriters Laboratory of Canada (ULC). Consult, advise, and guide applicants, owners and design professionals on their construction proposal. Ensure plans review is conducted within the legislated turnaround times and that review letters are comprehensive and documented. Review the technical merits of alternate solutions proposed in place of specified OBC requirements while providing technical guidance. Prepare formal responses to the Building Code Commission in relation to technical disputes of the OBC. Identifying and assessment of applicable and required fees and levies.
Building Inspections	Conduct field inspections to ensure construction takes place as per approved permit drawings and in compliance with the health and safety requirements of the OBC, Occupational Health & Safety Act (OHSA) and applicable law. Respond to requests for building inspections within the legislated turnaround times. Issue occupancy permits when occupancy requirements have been inspected and approved. Provide construction-related inspection services in accordance with other City by-laws.

Programs	
Building Code Enforcement	Respond to emergencies or unsafe conditions resulting from structural failures, vehicular accidents, fires and/or other causes, coordinating with other services and external agencies (Fire/Police Services, Burlington Hydro, Ontario Fire Marshal) as needed. Provide a proactive and responsive enforcement service which provides for a consistent customer experience across the City. Implementation of a Proactive Enforcement Team with goals to: • Change public and industry perception, attitudes, and behaviour towards regulatory compliance of construction activity. • Advocate and be a voice for those who value public health & safety. • Provide a standardized and timely approach to enforcement with dedicated staff while maintaining legislated timeframes for permitted construction activity. • Provide timely response to public complaints regarding illegal and hazardous construction activity, provide education and enforcement as necessary. • Provide enforcement for construction that has commenced without the appropriate building permit clearances, or construction that is not in conformance with an approved building permit. • Safeguarding personal and municipal construction investments. Issue Orders when necessary to achieve compliance with the BCA and OBC. Commence legal action and prosecute when compliance with an Order has not been achieved.

Continuous Improvement Initiatives

Explore opportunities to streamline the review and approval process for building permit applications/resubmissions.

Web content improvements including updating forms and applications to newly revised versions, providing a new and improved list of projects that do not require permits, updating content on the Building webpages to reflect our current standards and processes, creation of new home renovations pages with up-to-date permit information for homeowners, and ongoing audit and edits of webpages for flow respecting the customer's experience.

Refine and create new policies/CBO Directives which include operational direction, technical interpretation, and procedures for performing daily permit review, inspection and policy job duties and responsibilities to ensure improved customer experience and consistency across staff teams.

Continue paper management initiative to digitize files currently residing in an off-site storage facility. Digitized files will be incorporated and centralized into SharePoint and the AMANDA database for ease of accessibility to the public and City staff. Digital records will improve customer service and staff efficiency, reduce waiting times for routine disclosure requests, provide an opportunity to optimize office floor space, improve accessibility and security of official records, and reduce expenditures related to off-site storage.

Leverage technology such as AI, and refinements to AMANDA (SDAP Project) and other online solutions for improved transparency, timely communications, reduced review cycles and improved quality of submissions.

Addressing Gaps and Challenges

Succession planning and a retention strategy have become increasingly important issues as the workforce ages and an increasing number of experienced building officials are retiring.

An internal review has flagged some much-needed AMANDA permit folder enhancements to align with current practices and OBC changes. The team of management and staff compiled a list of high, medium, and low priority folder enhancements to be completed to enable department staff to work more efficiently within the permit folders.

Integrated permitting solutions are required to ensure the delivery of efficient services, holistic data metrics and transparent reporting. These critical investments in technology are required to ensure informed business decisions are being made from a service delivery perspective.

Department Initiatives	Target Completion
Building permit by-law fee review to ensure a sustainable and self-sufficient service delivery program.	Nov 2026
Define and publish technical deficiency themes to improve quality of submissions	Jun 2026
SDAP Project – Streamlining the planning and permitting process	Jun 2026
Implement AI technology/solutions for building permit applications	Mar 2026
Implement strategy for the digitization/centralization of Building Department records.	Jun 2026

OPERATING BUDGET
FINANCIAL RESOURCE SUMMARY

($ rounded to thousands) **Building**

	2025 Budget	2026 Base Budget	$ Change Base Budget	2026 Key Investments	2026 Total Budget	$ Change Total Budget	% Change Total Budget
Salaries Wages and Benefits	5,480	5,774	293		5,774	293	5.4 %
Internal Charges	1,868	1,868			1,868		0.0 %
Materials and Supplies	35	35			35		0.0 %
Commodities	28	29	1		29	1	4.0 %
Facilities and Administration Costs	30	30			30		0.0 %
Contracted and Professional Services	60	40	(20)		40	(20)	-33.3 %
Funding for Capital and Debt Repayment	85	88	3		88	3	4.0 %
TOTAL EXPENSES	7,585	7,863	278		7,863	278	3.7 %
User Fees and Service Charges	28	28			28		0.0 %
Licenses, Permits, Rents	7,531	7,809	278		7,809	278	3.7 %
Other Miscellaneous Revenue	26	26			26		0.0 %
TOTAL REVENUES	7,585	7,863	278		7,863	278	3.7 %
NET OPERATING BUDGET							0.0 %

Budget Commentary

Human Resources increase is comprised of provisions for the annual performance adjustments, range movement, payroll taxes (EI, CPP, EHT), WSIB, OMERS and group benefits.
Building Permit revenues have been increased to reflect an indexing of the fees in line with HR increases.

Departmental Overview

Department Community Planning

Department Head Jamie Tellier **Department Head Title** Director of Community Planning

Department Description

The Community Planning Department:
• Leads initiatives that support the City's strategic plan to build healthy, livable, and sustainable communities.
• Provides professional advice to Council to facilitate the City's land use, growth, and housing objectives.
• Liaises with all levels of government, agencies and stakeholders, the development industry, and the public to represent the City, build business relationships, and promote the City's strategic vision.

The range of services provided by Community Planning include:
• Policy and Regulation: growth management forecasting; project managing; preparing and maintaining Official Plan policies, Zoning By-laws, design guidelines, housing initiatives, and various special projects based on research, analysis, public and stakeholder communication and engagement.
• Process: administering transparent and efficient planning processes from small to large scale development applications.
• Engagement and Customer Experience: consulting with all customers (internal/external) on changes in policy, regulation, procedures, and proposed development to ensure an excellent customer experience.
• Review and Analysis: evaluating planning application submissions to provide recommendations regarding development proposals and to ensure the safe and mindful development of the City.
• Advice: providing a range of planning advice and opinions to the Mayor and Members of Council.
• Information: sharing information with Council, industry, stakeholders, the public, and customers.
• Co-ordination and Alignment: facilitating alignments and partnerships on initiatives that advance the public interest.

Department Goals

The goal of the Community Planning Department is to establish and implement a planning framework that accommodates anticipated future growth and facilitates an efficient development review process that is coordinated with infrastructure. Primary growth is targeted to strategic intensification areas to promote connected, walkable and transit-oriented communities with convenient access to employment opportunities and a full range of housing options and daily needs. The Department goals support strategic corporate priorities for managed growth, complete communities, access to housing, environment and sustainability, economic activity, infrastructure, design excellence, land use, and public participation.

Strategic Alignment with Vision to Focus Plan

Designing and delivering complete communities

Providing the best services and experiences

Protecting and improving the natural environment and taking action on climate change

Driving organizational performance

Programs	
Policy Planning and Community Initiatives	• Lead the City's growth management requirements through population and employment forecasts and creation of a central source of data that inform the City's urban structure and various master plans. • Develop, implement and monitor the Official Plan(s) to establish the land use vision for the City and to guide change over the long term. • Monitor and respond to planning initiatives from senior levels of government and make recommendations, if required, to align with local interests. • Conduct City-wide studies, including public engagement, in order to present technical findings, professional planning opinion and recommendations to Council. • Develop, implement and monitor area-specific plans and implementation frameworks for key areas, as identified in the Official Plan, including Major Transit Station Areas. • Inform and support City, Regional and agency work plans, capital budgets, and projects in alignment with the Official Plan. • Collect, compile and report on data in order to monitor both population and employment growth and policy effectiveness.
Development and Design	• Process various development applications that meet legislative requirements and enable good planning outcomes. • Provide advice, information, and support to customers and partners to help guide land use and development decisions and deliver positive customer experiences. • Identify, protect and promote the City's cultural and natural heritage, historic buildings, monuments and landscapes. • Develop, implement and monitor the City's urban design program. • Develop, implement and monitor a variety of special projects, inclusive of a new Zoning By-law for the City to identify the use of land and performance standards for each permitted use.
Planning Implementation	• Process various development applications that meet our legislative requirements and enable good planning outcomes. • Provide advice, information, and support to customers and partners to help guide land use and development decisions and deliver positive customer experiences. • Administer all aspects of the Committee of Adjustment and Property Standards Committee including their public meetings, training and legal processes. • Oversee the Planning, Licensing and Renovating counter and all associated customer experience for the Community Planning department and several other departments as the first point of contact for all development and licensing inquiries. • Implement the business services function for the Community Planning Department.
Housing Strategy	• Implement, update, and report on the progress of the action items in the City's Housing Strategy and Housing Accelerator Fund. • Coordinate interdisciplinary teams that support the objectives of the Housing Strategy. • Build and maintain relationships with partners in the housing system to align objectives. • Pursue and inform on funding opportunities to invest in partnerships and programs that create housing outcomes. • Liaise and provide assistance to community members interested in gentle intensification initiatives such as additional residential units on their property.

Continuous Improvement Initiatives

• Review development planning processes to streamline workflows and improve customer centric approach.
• Leverage technology and artificial intelligence to assist customers and staff in achieving positive outcomes with development applications.
• Planning development application fee review.
• Improve data inputs and reporting to assist with key performance indicators, monitoring of service delivery, and track growth.
• Transition to implementation of Official Plan 2020 and a new Zoning By-law.
• Ongoing implementation of various actions from the Housing Accelerator Fund to enable more housing options and incentives for the community.
• Monitoring the permanent city wide seasonal patio program.

Addressing Gaps and Challenges

• Ongoing OLT involvement drawing on staff capacity.
• Unprecedented amount of changes in planning legislation are creating unsustainable workloads for staff while trying to align policy and regulatory frameworks and meet housing pledge targets.
• Downloading of new planning responsibilities to the City due to the Region no longer having planning responsibilities has created a dependency on consulting support to offset limited staff capacity to absorb this work.
• Current market forces creating delays in application submissions and construction mobilization.

Department Initiatives	Target Completion
Targeted realignment of Official Plan (Employment Areas)	Mar 2026
Implementation of New Zoning By-Law (Phase 1 - Residential Zones)	Apr 2026
Urban Structure and Housing Options Phase 2	Aug 2026
Streamline Development Application Review (SDAP) and related technology	Mar 2027
Implementation of a Community Planning Permit System around the three GO stations (MTSAs).	Mar 2026
Implementation of Housing Accelerator Fund initiatives	Dec 2027

OPERATING BUDGET
FINANCIAL RESOURCE SUMMARY

($ rounded to thousands) **Community Planning**

	2025 Budget	2026 Base Budget	$ Change Base Budget	2026 Key Investments	2026 Total Budget	$ Change Total Budget	% Change Total Budget
Salaries Wages and Benefits	7,608	8,037	429	146	8,182	575	7.6 %
Materials and Supplies	35	37	3		37	3	7.2 %
Facilities and Administration Costs	22	26	5		26	5	21.2 %
Contracted and Professional Services	290	290			290		0.0 %
TOTAL EXPENSES	7,954	8,390	436	146	8,536	582	7.3 %
User Fees and Service Charges	5,346	5,413	67		5,413	67	1.3 %
Licenses, Permits, Rents	591	700	109		700	109	18.4 %
TOTAL REVENUES	5,937	6,113	176		6,113	176	3.0 %
NET OPERATING BUDGET	2,017	2,277	260	146	2,423	406	20.1 %

Budget Commentary

Increase in operating budget is primarily driven by human resources costs comprised of provisions for the annual performance adjustment, range movement, payroll taxes (EI, CPP, EHT), WSIB, OMERS and group benefits.

We may see an increase in revenues for Zoning Certificates in 2026 should some major subdivisions come online and start building ground-oriented housing such as detached, semi detached and row housing. However, the 2026 revenues reflect an anticipated volume of applications that may not materialize given the current economic conditions for developers. Also, CPPS applications combines a Zoning By-law Amendment, Site Plan Application, and Minor Variance into one application process. As such, when the CPPS comes online for the major transit station areas, it will reduce related revenues and overall volume of applications due to the merging of 3 processes into 1.

Key Investment : 2026 - 013 Senior Environmental Planner Ecology - to enable the City to implement its strategic vision by integrating its environmental and natural heritage framework with its growth aspirations through development application reviews.