

PLANNING ADVISORY COMMITTEE AGENDA

Tuesday, May 12, 2026 | 4:00 pm
Saugeen Room / Virtual via zoom

<https://us02web.zoom.us/j/81043199680>

MEMBERS PRESENT

OTHERS PRESENT

DISCLOSURE OF PECUNIARY INTEREST

DELEGATIONS:

DISCUSSIONS & DECISIONS

1. Adoption of March 10, 2026, Regular Meeting Minutes
2. Business arising from Minutes
3. Official Plan Update
4. Development Charges Update
5. Minor Variance Application, A3-26, Jaron & Krista Kerr ----- 180 13th 'A' Avenue
6. Part Lot Control Exemption Application, 2747830 Ontario Ltd. ----- 743 & 739 18th Street
7. Part Lot Control Exemption Application, Eric Hopkins Ltd. ----- 719 & 715 18th Street
8. Environmental Considerations
9. Correspondence
 - 9.1. Ontario and Canada Sign Historic Partnership to Build Homes, Transit and Communities
10. New Business
11. Adjournment

Next Meeting Date: July 14, 2026

PLANNING ADVISORY COMMITTEE MINUTES

Tuesday, March 10, 2026 | 4:00 pm
Saugeen Room and Zoom with OWL device

MEMBERS PRESENT Chair Mark Ebert | Harold Fleet (virtual) | Terry Leis | Tony Diaco (virtual)

OTHERS PRESENT Andrew Wilken, Secretary-Treasurer | Sherri Walden, CAO | April Marshall, Economic Development Manager (virtual) | Sue Paterson, Mayor | Susan Sakal, Councillor (virtual) | Brandon Koebel, Councillor (virtual) | Carol Hudson (virtual)

REGRETS Tim Norwood | Keith Hopkins

DISCLOSURE OF PECUNIARY INTEREST None

DELEGATIONS None

1. Adoption of November 10, 2025, Regular Meeting Minutes

Moved by TERRY LEIS / Seconded by TONY DIACO

That the minutes of the November 10, 2025, regular meeting be approved as printed and circulated.

CARRIED

2. Business arising from Minutes

The Secretary-Treasurer informed the committee that the Minor Variance application submitted by AUM Developers, for the property on 645 10th Street sought approval for a two-storey building with retail and restaurant uses on the ground floor and residential units above. The application proceeded to the Committee of Adjustment and was approved.

The Secretary-Treasurer further informed the committee that a Site Plan Control Agreement is being prepared for the proposed development at 167 10th Street, which includes a five-storey apartment building with approximately 68 residential units. Staff have been in contact with the developer and are currently discussing the conditions for the agreement.

3. Official Plan Update

The Secretary - Treasurer reported that staff continue to work with Dana Kieffer! from Cobide Engineering on policy and background components of the Official! Plan update. Timing is important with proposed boundary revisions and could! affect land needs and planning policies. CAO Sherri Walden confirmed the! Restructuring Proposals was submitted to the Province on December 22.—

4. Development Charges Study Update

The Secretary-Treasurer noted that development charges and capital planning outlooks are being finalized. Staff aim to update the study in spring or summer to match any changes.

5. Zoning By-Law Amendment Application, Z1-26, Datak Investments Inc. (C/o Tracy Bryden) ----- 341152 Grey Road 28

The Secretary-Treasurer informed the committee regarding the Zoning By-law Amendment application for the property located at 341152 Grey Road 28, previously occupied by the House Rules outlet business. The applicant is requesting to rezone the property from a site-specific Future Development (D-23)

designation to General Industrial (M2) designation to permit a carpentry shop and showroom.

It was noted that the property was previously identified as a Special Policy Area but is now designated as Industrial in the Town of Hanover's Official Plan. No exterior construction or site alterations are proposed currently, as the request is primarily for a change of use. A Site Plan Control Agreement will be required, including a condition that the property connect to municipal services when they become available.

Several questions were asked regarding the ownership of the adjacent residential unit and the status of the current business, which were satisfactorily answered by the Secretary-Treasurer.

Subsequent to a good discussion with regards to this application, it was then;

Moved by HAROLD FLEET / Seconded by TERRY LEIS

That the Planning Advisory Committee recommend to Council that they have no objections to the approval of Zoning By-Law Amendment Application No. Z1-26.

CARRIED

6. Minor Variance Application, A2-26, Drew & Miles Johnson ----- 269 6th Street A

The Secretary-Treasurer informed the committee regarding Minor Variance Application A2-26 for the property located at 269 6th Street A. The applicant is proposing to construct an attached Additional Dwelling Unit and is requesting relief from the maximum permitted floor area and the minimum rear yard setback requirements.

The proposed unit has a floor area of approximately 90.06 m² / 969.5 ft², whereas the zoning by-law permits a maximum of 83 m² / 893.41 ft². The applicant is also requesting a reduced rear yard setback of 3.6 metres, where 7.5 metres is required. It was explained that the slightly irregular shape and corner configuration of the lot contribute to the need for the requested variances. A shared driveway access is proposed on the east side of the property.

Formal circulation of the application has not yet commenced so, no public comments have been received to date.

Committee members discussed the proposal and asked questions regarding the lot size and the notification process for neighbouring properties. The Secretary-Treasurer informed the committee that all properties within 60 metres will receive notice and that the Committee of Adjustment will review any public comments received.

Subsequent to discussion with regards to this application, it was then;

Moved by HAROLD FLEET / Seconded by TONY DIACO

That the Planning Advisory Committee recommend to Council and Committee of Adjustment that they have no objections to the approval of Minor Variance Application No. A2-26.

CARRIED

7. Site Plan Control Agreement, 10005703332 Ontario Ltd. ----- 729 14th Street

The Secretary-Treasurer informed the committee regarding the proposed Site Plan Control Agreement for 10005703332 Ontario Ltd. for the property located at 729 14th Street. The proposal includes the construction of a pharmacy at the corner of 14th Street and Grey Road 28 (24th Ave). It was noted that the property was previously used for vehicle storage and was severed approximately 18 months ago by the former property owner.

As part of the development, the applicant will be required to contribute approximately \$15,000 towards curb and gutter improvements along 14th Street, south side. The proposal also includes a sidewalk connection to the recently constructed sidewalk on 24th Avenue. Due to grade changes on the site, a retaining wall will be required, and a stormwater management chamber will be installed beneath the parking lot to manage pre-post stormwater flows.

The site plan complies with the zoning by-law requirements for parking, loading, garbage enclosure and all other provisions within the bylaw.

Committee members discussed the proposal and asked questions regarding access to the site (off 14th street), sidewalk connections and whether the pharmacy represents a relocation of an existing business. The Secretary-Treasurer informed the committee that this will be a new operation and will not result in the closure of any existing pharmacies.

Subsequent to discussion with regards to this application, it was then;

Moved by TERRY LEIS / Seconded by HAROLD FLEET

That the Planning Advisory Committee recommend to Council that they have no objections to the approval of the Site Plan Control Application.

CARRIED

8. Environmental Considerations

The Secretary - Treasurer informed the committee that no specific environmental concerns were identified for the applications discussed. No natural features were being removed as part of the applications proposed at the meeting, however some landscaping will be associated with the development at 729 14th street.

CAO Sherri Walden informed the committee that Grey County is currently working on the development of a green development framework. A survey for residential builders remains open until March 20. The Town has circulated the survey to local builders and will review the results once they become available.

9. Correspondence

None

10. New Business

None

11. Adjournment

Moved by HAROLD FLEET

That the meeting now be adjourned at 4:29 pm.

Chair, Mark Ebert

Secretary-Treasurer, Andrew Wilken

(FOR OFFICE USE ONLY)

FILE NUMBER **A** - 3 - 26

Date Received: _____

TOWN OF HANOVER APPLICATION FOR MINOR VARIANCE

Under Section 45 of the Ontario Planning Act, R.S.O. 1990, as amended

The undersigned applies to the Committee of Adjustment of the Town of Hanover for relief from the Applicable Zoning By-Law.

NOTE: This application consists of Part "A", Part "B" and Part "C". To avoid delays, the information on each part must be complete and accurate. Incomplete applications will be returned. All applications must be signed. Metric units should be used. **PLEASE PRINT.**

Mail 3 copies of this form to: TOWN OF HANOVER
341 10th Street
HANOVER, Ontario
N4N 1P5
(519) 364-2780

FEE: \$ 1095 + 400 Payable to the TOWN OF HANOVER

PART "A" (Page 1 of 2)

| | | | | |
|---|--------------|---|---|--|
| 1. NAME AND ADDRESS | | | | |
| APPLICANT/OWNER'S NAME AND ADDRESS | | | AGENT/SOLICITOR'S NAME AND ADDRESS | |
| Name: Jaron & Krista Kerr | | | Name: | |
| Mailing Address: 180 13th A Ave | | | Mailing Address: | |
| Town/City/Province: Hanover ON | | | Town/City/Province: | |
| Postal Code: N4N 3P5 | | | Postal Code: | |
| Telephone Number: [REDACTED] | | | Telephone Number: () - | |
| Facsimile Number () - | | | Facsimile Number () - | |
| All Correspondence Should Be Sent To: <input checked="" type="checkbox"/> APPLICANT OR <input type="checkbox"/> AGENT/SOLICITOR | | | | |
| 2. LOCATION OF PROPERTY | | | | |
| Municipality The Town of Hanover | | Municipal Address 180 13th A Ave | | |
| Registered Plan Number 810 | Lot(s) 13 | Reference Plan Number 17R-1440 | Part(s) 3 & 4 | Parcel Number |
| Geographic or Former Township | | Concession Number | | Lot Number (s) |
| Assessment Roll Number: 4229010 003 04080 0000 | | | | |
| 3. Date subject land was acquired by current owner: | | | | |
| 4. Date existing buildings or structures on subject land were constructed: 1985 | | | | |
| 5. Name and Address of Mortgagees, holders of charges or other encumbrances in respect of the subject property: | | | | |
| 6. CURRENT OFFICIAL PLAN DESIGNATION OF SUBJECT PROPERTY Residential | | | | |
| 7. CURRENT ZONING OF SUBJECT PROPERTY Residential Type 1 (R1) | | | | |
| 8. Nature and extent of the relief from the Zoning By-Law applied for: USE <u>EXTENSION</u> | | | | |
| 9. Reason(s) why the proposed use cannot comply with the provisions of the Zoning By-Law: To seek relief from the maximum permitted Gross Building Area in Residential Zone to permit a detached accessory structure. | | | | |
| Provisions Gross Building Area for Accessory Structure {7.2(3)} | | By-Law 56.0 m ² / 600 ft ² | | Proposed 89.18 m ² / 960 ft ² |

PART "A" (Page 2 of 2)

10. Is the property subject of a current application under the Act: (Please indicate File Number and status of application)

Consent No Yes Plan of Subdivision No Yes Other _____
 File Number _____ File Number _____ File Number _____

11. Has the subject property ever been the subject of a previous application for relief from the Zoning By-Law?

No Yes (please indicate File Number and status of application.)

12. DESCRIPTION OF PROPERTY AS SHOWN ON SKETCH

| | EXISTING | BY-LAW PROVISIONS | PROPOSED |
|-----------------|------------------------|--------------------|-----------|
| FRONTAGE (m.) | 15.71 m | 14 m | No change |
| DEPTH (m.) | 59.28 m | - | No change |
| AREA (m.) | 1116.45 m ² | 425 m ² | No change |
| WIDTH OF STREET | | | |

13. USE OF PROPERTY

EXISTING USE Residential Length of time Existing Uses of subject land have continued: _____
 PROPOSED USE Residential

14. EXISTING USES OF ABUTTING PROPERTIES:

Have you contacted your neighbours regarding this application? Yes No

15. ZONING PROVISIONS

| | EXISTING | BY-LAW PROVISIONS | PROPOSED |
|------------------------------|--------------------------|---|--|
| TYPE OF BUILDING/STRUCTURE | Sin. Detached Dwelling | Det. Dwelling+Acc Str | Exi. + Acc Str (Shed) |
| SETBACK FROM FRONT LOT LINE | Not Applicable | Not Applicable | Not Applicable |
| SETBACK FROM REAR LOT LINE | Not Applicable | 1 m / 3.2 m (min) | 3 m / 10' |
| SETBACK FROM SIDE LOT LINE | Not Applicable | 1 m / 3.2 m (min) | 1.3 m / 4.5' |
| SETBACK FROM SIDE LOT LINE | Not Applicable | 1 m / 3.2 m (min) | ~15 m / 49.2' |
| HEIGHT OF BUILDING/STRUCTURE | Not Applicable | 5 m / 16.4' (max) | 4.4 m / 14.6' |
| DIMENSIONS OR FLOOR AREA | Not Applicable | 56 m ² / 600 ft ² (max) | 89.18 m ² / 960 ft ² |
| PARKING SPACES | 2 | 2 (min) | No change |
| LOT COVERAGE | 19.26 % (Including Pool) | 40 % (max) | 23 % |

16. SERVICING - ROAD ACCESS

COMMON NAME OF ROAD _____

| | | EXISTING | PROPOSED |
|------------------|----------------------------|-------------------------------------|-------------------------------------|
| a. OWNERSHIP | Municipality | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Crown | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ministry of Transportation | <input type="checkbox"/> | <input type="checkbox"/> |
| | County | <input type="checkbox"/> | <input type="checkbox"/> |
| b. MAINTENANCE | i. | Municipality | <input checked="" type="checkbox"/> |
| | | Unassumed Municipal Road | <input type="checkbox"/> |
| | | Ministry of Transportation | <input type="checkbox"/> |
| | ii. | County | <input type="checkbox"/> |
| | | Private or Right of Way | <input type="checkbox"/> |
| | | None | <input type="checkbox"/> |
| c. WATER ACCESS: | Seasonal | <input type="checkbox"/> | <input type="checkbox"/> |
| | Year-Round | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

If the proposed access is by water, please describe the nearest public boat launching and car parking facility.
 How far is it from the property, and what facilities are there?
 Please also show on key plan portion of the sketch map.

d. OTHER ACCESS (Specify) _____

17. SERVICING - WATER

| | EXISTING | PROPOSED |
|---|-------------------------------------|-------------------------------------|
| Water Supplied By: | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Municipality | <input type="checkbox"/> | <input type="checkbox"/> |
| Local Services Board | <input type="checkbox"/> | <input type="checkbox"/> |
| Private: Well, Lake or Communal (Specify) | <input type="checkbox"/> | <input type="checkbox"/> |

18. SERVICING - SEWAGE

| | EXISTING | PROPOSED |
|--|-------------------------------------|-------------------------------------|
| Sewage System Supplied By: | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Municipality | <input type="checkbox"/> | <input type="checkbox"/> |
| Local Services Board | <input type="checkbox"/> | <input type="checkbox"/> |
| Private: Septic, Pit, Chemical (Specify) | <input type="checkbox"/> | <input type="checkbox"/> |

19. SERVICING - STORM DRAINAGE

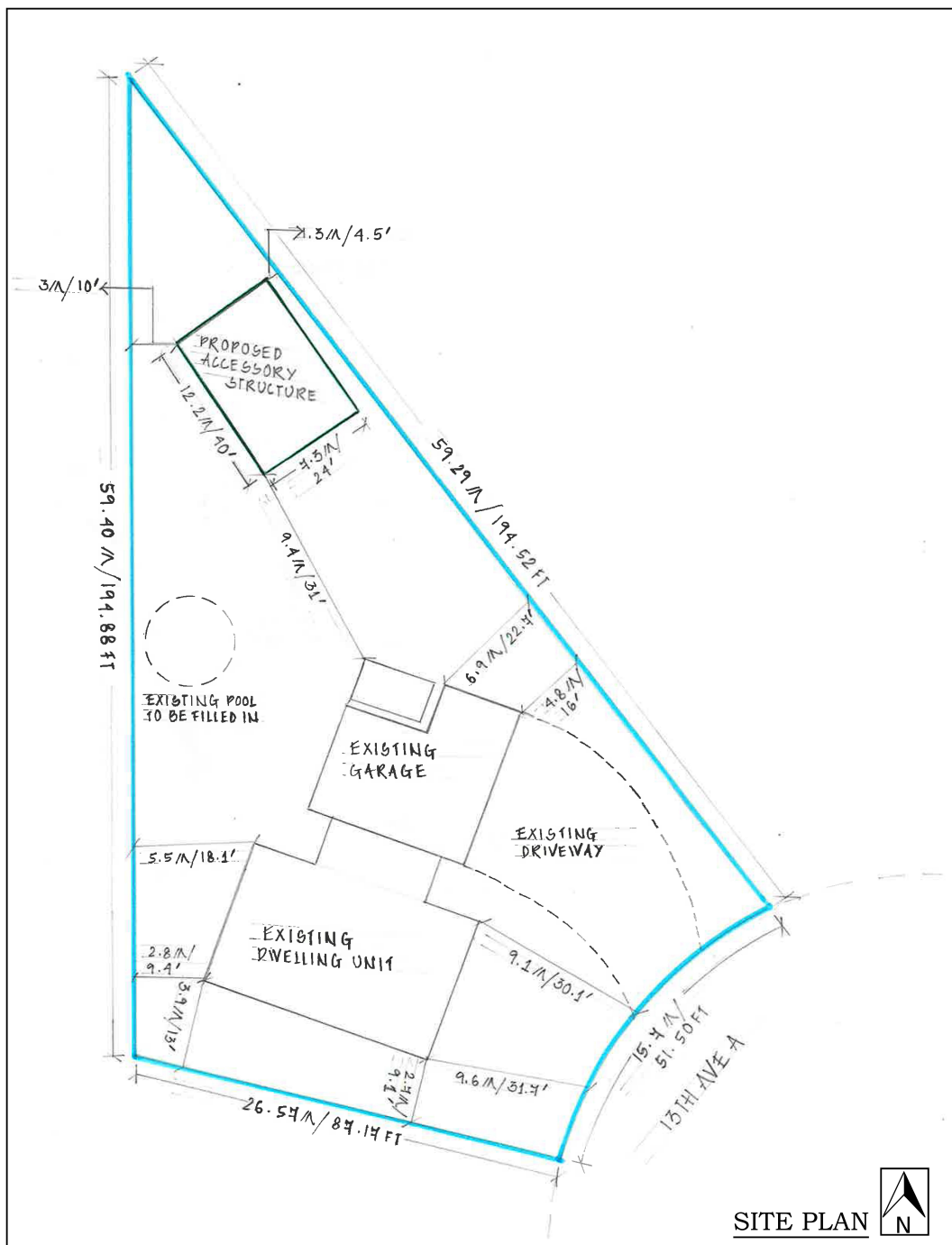
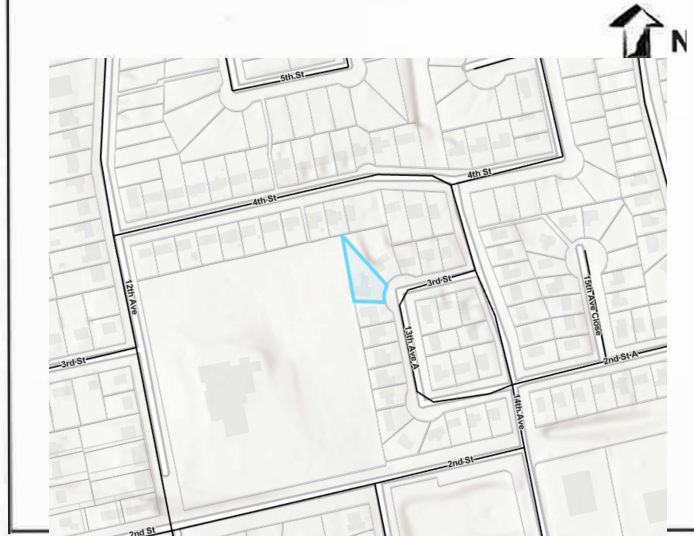
| | EXISTING | PROPOSED |
|-----------------------------|-------------------------------------|-------------------------------------|
| Storm Drainage Supplied By: | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Municipality | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewers | <input type="checkbox"/> | <input type="checkbox"/> |
| Ditches | <input type="checkbox"/> | <input type="checkbox"/> |
| Swales | <input type="checkbox"/> | <input type="checkbox"/> |
| Other: (Specify) | <input type="checkbox"/> | <input type="checkbox"/> |

20. OTHER DOCUMENTS (as specified below)

PART "B"

Sketch Accompanying Application
See Information Below denoting requirements.

KEY MAP



The above sketch should include the following:

- i. The boundaries and dimensions of the subject land.
- ii. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- iii. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- iv. The current uses on land that is adjacent to the subject land.
- v. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- vi. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- vii. The location and nature of any easement affecting the subject land.

PART 10

AFFIDAVIT (This affidavit must be signed in the presence of a Commissioner)

Dated at the Town of Hanover
this 24th day of April, 2026.
I/We, JARON KERR of the town of Hanover
in the County/District/Regional Municipality of County of Grey
do solemnly declare that all the statements contained in this application are true, and I/We make this solemn
declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if
made under oath and by virtue of the **CANADA EVIDENCE ACT**.

DECLARED before me at the _____ }
Town of Hanover }
In the County }
of Grey }
this 24 day of April, 20 26 } /



A Commissioner, etc.



AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER

If this application is made by an agent or solicitor on behalf of the landowner, the owner's written authorization must be included. Without such authorization, the application cannot be considered. If surface and subsurface rights are held by different parties, both signatures are required.

I/We _____, Owner(s) of the lands as described in this application
and known as _____ of the _____ of _____
in the _____ of _____ do hereby authorize _____
_____ to act as my Agent/Solicitor for this application.

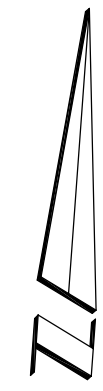
Signature of Owner(s)

Date

Signature of Owner(s)

Date

Personal information on this form is collected under the authority of the Planning Act, RSO 1990, Chapter P. 13, as amended, and will be used to assess applications for Minor Variances to the Zoning By-Law for the Town of Hanover. Questions about this collection should be directed to the Chief Building Official/Planning Administrator, Town of Hanover, 341 10th Street, Hanover, Ontario N4N 1P5 Phone (519) 364-2780.

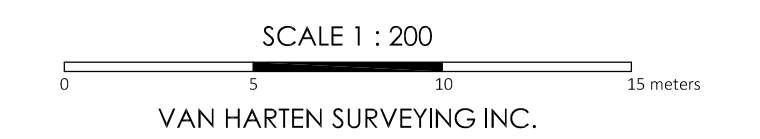


| SCHEDULE | | | | |
|----------|---------------|------------------------|-----------------------|---------------------|
| PART | LOT | PLAN | PIN | AREA m ² |
| 1 | ALL OF LOT 16 | | ALL OF PIN 37201-0582 | 348.12 |
| 2 | | | | 61.89 |
| 3 | | | | 175.25 |
| 4 | ALL OF LOT 15 | REGISTERED PLAN 16M-95 | ALL OF PIN 37201-0581 | 109.04 |
| 5 | | | | 9.84 |
| 6 | | | | 232.19 |
| 7 | | | | 1.22 |
| 8 | ALL OF LOT 10 | | ALL OF PIN 37201-0576 | 203.90 |
| 9 | | | | 9.62 |
| 10 | | | | 228.43 |
| 11 | | | | 256.67 |
| 12 | | | | 41.79 |
| 13 | ALL OF LOT 9 | | ALL OF PIN 37201-0575 | 204.78 |
| 14 | | | | 0.89 |
| 15 | | | | 4.20 |

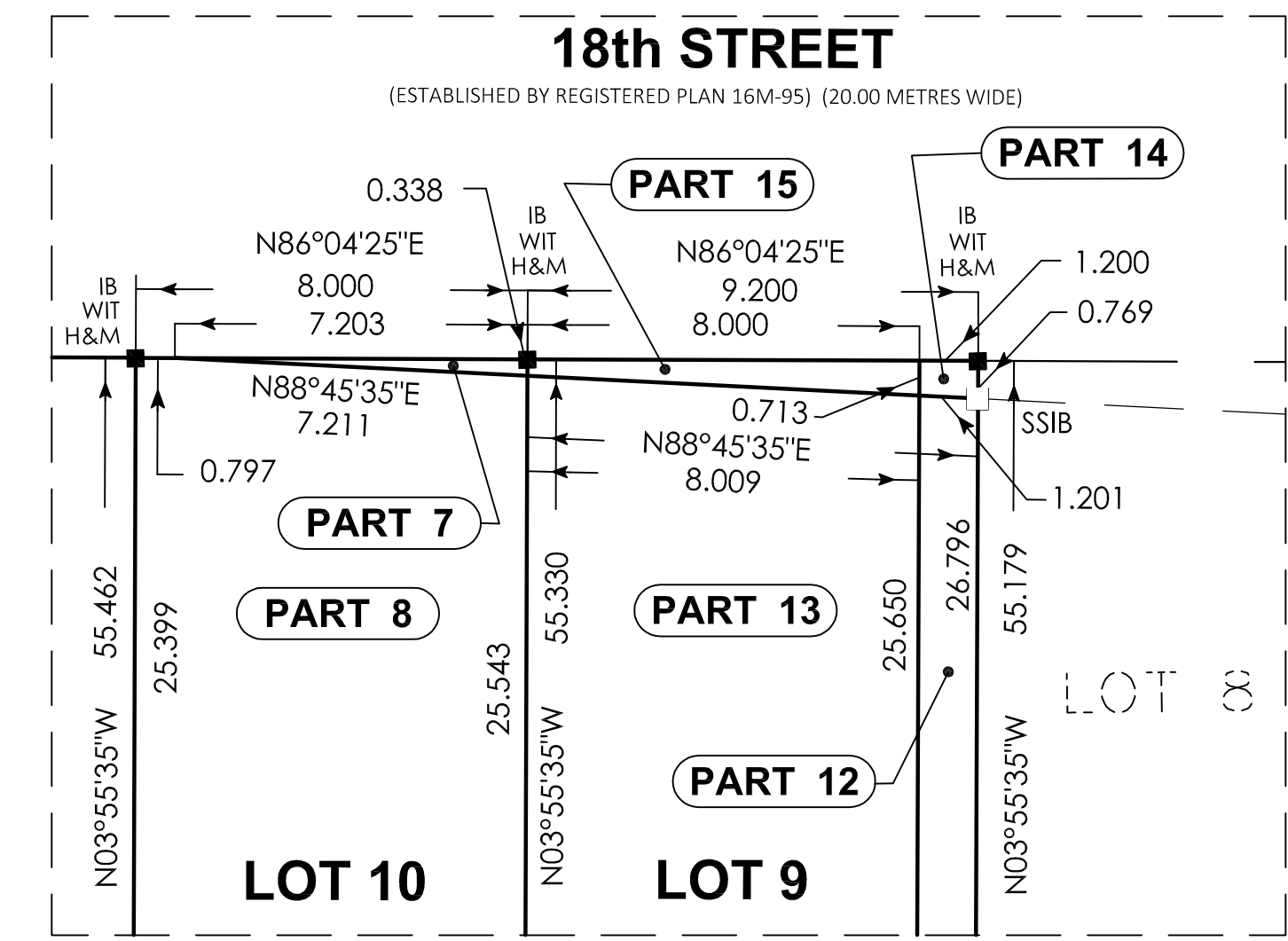
PLAN 16R-12367
 Received and deposited
 May 1st, 2026
 Tanya Sharma
 Representative for the
 Land Registrar for the
 Land Titles Division of
 Grey (No.16)

PARTS 7, 14 & 15 ARE SUBJECT TO AN EASEMENT AS IN INSTRUMENT No. GY246775

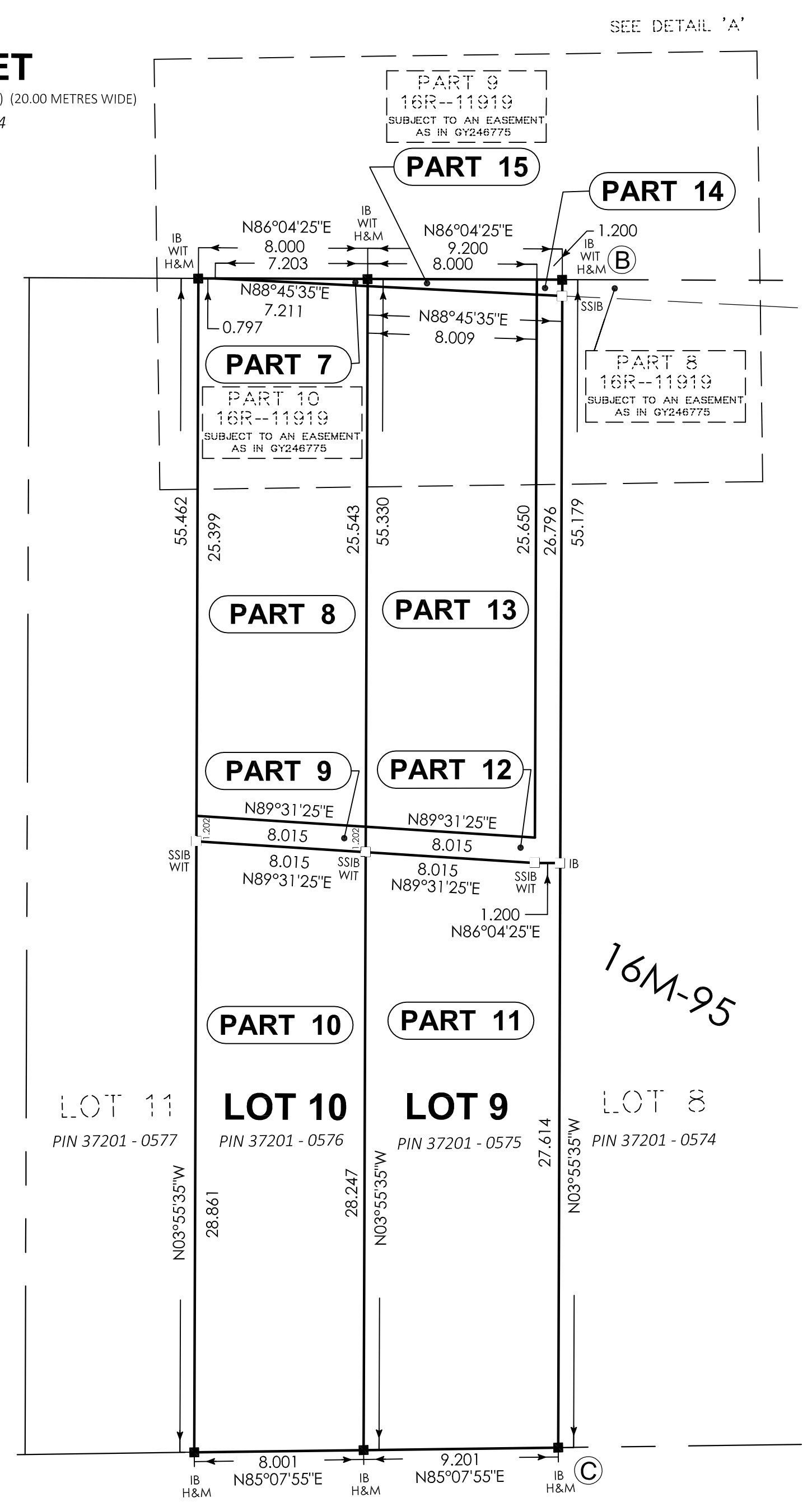
**PLAN OF SURVEY OF
 LOTS 9 & 10, 15 & 16, REGISTERED PLAN 16M-95
 TOWN OF HANOVER
 COUNTY OF GREY**



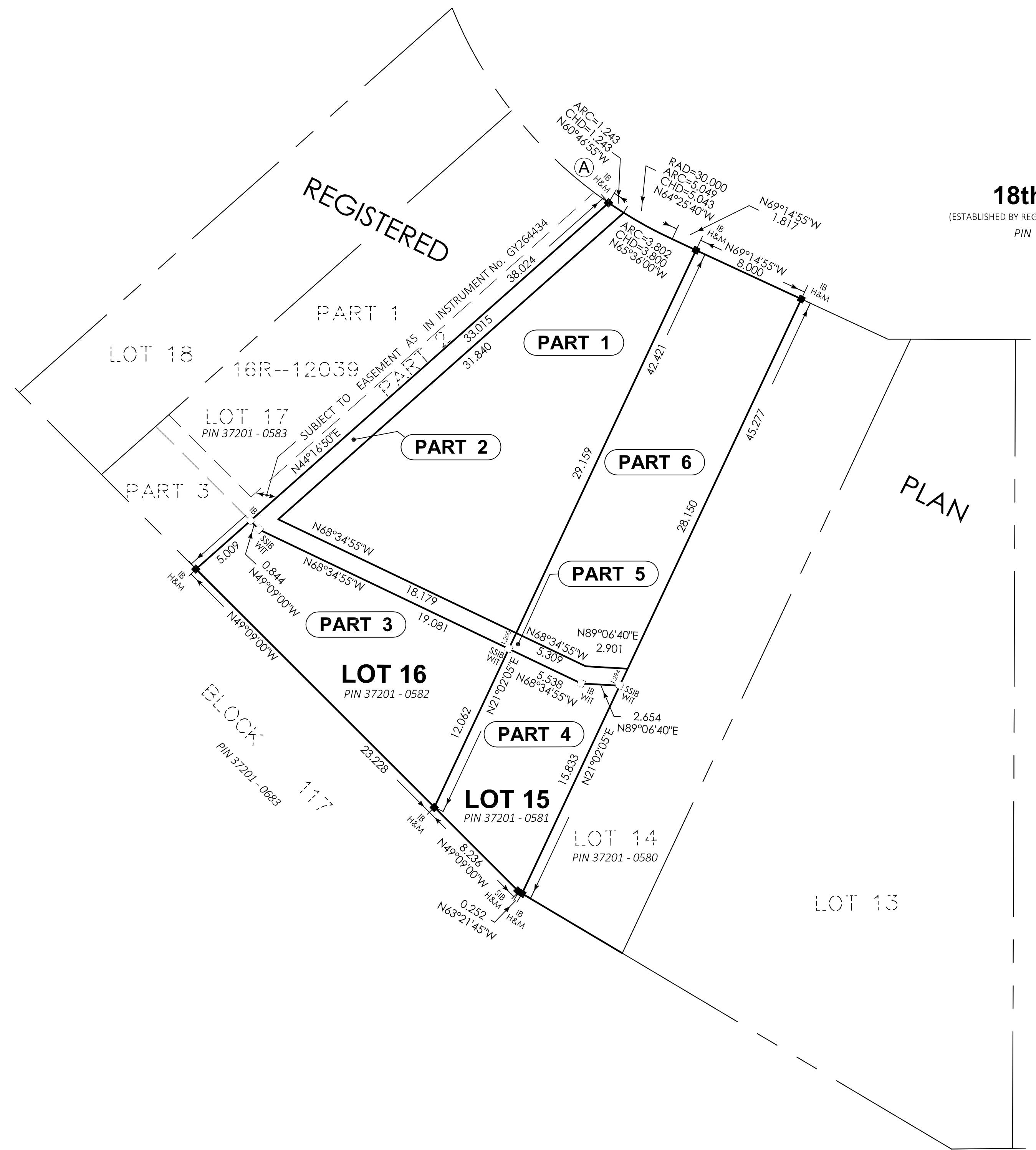
THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm
 IN WIDTH BY 914mm IN HEIGHT WHEN PLOTTED AT
 A SCALE OF 1:200



DETAIL 'A' N.T.S.



BLOCK 117
 PIN 37201 - 0683



18th STREET
 (ESTABLISHED BY REGISTERED PLAN 16M-95) (20.00 METRES WIDE)
 PIN 37201 - 0694

PLAN

- BEARING AND COORDINATE NOTE:**
- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
 - DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999562.
 - COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

| UTM COORDINATES (METRES) | | |
|--------------------------|--------------|------------|
| POINT ID | NORTHING | EASTING |
| A | 4,889,969.53 | 498,987.63 |
| B | 4,889,964.51 | 499,050.57 |
| C | 4,889,909.49 | 499,054.36 |

THESE COORDINATE VALUES COMPLY WITH SECTION 14(2) O. REG 216/10. THESE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- LEGEND:**
- DENOTES SURVEY MONUMENT SET
 - DENOTES SURVEY MONUMENT FOUND
 - SSIB DENOTES 0.25 x 0.25 x 1.30 STANDARD IRON BAR
 - IB DENOTES 0.15 x 0.15 x 0.60 IRON BAR
 - SSIB DENOTES 0.25 x 0.25 x 0.60 SHORT STANDARD IRON BAR
 - RP DENOTES 0.15 DIA. X 0.07 ROUND IRON BAR WITH STAMPED WASHER
 - PB DENOTES 0.25 x 0.25 x 0.30 PLASTIC BAR
 - CC DENOTES CUT CROSS
 - WIT DENOTES WITNESS
 - OU DENOTES ORIGIN UNKNOWN
 - VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
 - H&M DENOTES HEWETT AND MILNE LTD., O.L.S.'s
- NOTE**
 ALL BARS SET ARE IB UNLESS OTHERWISE NOTED
 ALL BARS ARE (VH) UNLESS OTHERWISE NOTED

METRIC:
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THIS SURVEY WAS COMPLETED ON THE 27th DAY OF APRIL, 2026.
 DATE: APRIL 29, 2026
JOHN S. SCOTT
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
 SUBMISSION FORM NUMBER V-125379.

Van Harten
 LAND SURVEYORS - ENGINEERS

| | | |
|--|----------------------------|---------------------------------|
| Kitchener/Waterloo Ph: 519-742-8371 | Guelph Ph: 519-821-2763 | Orangeville Ph: 519-940-4110 |
| www.vanharten.com | | info@vanharten.com |
| DRAWN BY: D.F.C. | CHECKED BY: J.S.S. | PROJECT No. 32519-23 |
| Apr 29, 2026-7:45am G:\HANDOVER\16M-95 Hanover\ACAD\REFERENCE PLAN (LOTS 9 & 10, 15 & 16).dwg | | |

NEWS RELEASE**Ontario and Canada Sign Historic Partnership to Build Homes, Transit and Communities**

Agreement includes \$8.8 billion to support housing by lowering development charges and support for major transit projects, including Waterfront East Transit and GO 2.0

March 30, 2026

[Premier's Office](#)

TORONTO — Today, Premier Doug Ford and Prime Minister Mark Carney signed the [Canada-Ontario Partnership to Build](#) in support of shared goals, including building more homes faster to make housing more affordable, getting shovels in the ground on key transit projects and supporting economic development that will protect jobs and help communities grow, despite the impact of tariffs and economic uncertainty. The agreement includes \$8.8 billion in federal and provincial funding over 10 years to support housing-enabling infrastructure investments for Ontario municipalities that reduce and maintain low development charges (DCs), as well as a Harmonized Sales Tax (HST) rebate to incentivize new home construction, and co-operation and financial support for a number of major transit projects.

“Today’s agreement will be transformational for Ontario and Canada, delivering new homes, transit and infrastructure and supporting hundreds of thousands of good-paying jobs for Ontario workers,” said Premier Doug Ford. “Our government will continue to deliver on our plan to protect Ontario in partnership with the federal government and municipalities by lowering the cost of building, getting shovels in the ground faster, cutting red tape and investing in workers.”

A key pillar of the agreement is a shared commitment to boosting housing supply. Ontario and the federal government will cost-match a total of \$8.8 billion over 10 years, focused on housing-enabling infrastructure projects. The majority of funding will be used to support the reduction by up to 50 per cent of municipal DCs, which can add hundreds of thousands of dollars to the cost of new homes in Ontario municipalities. This new infrastructure funding will offset much of the financial impact of DC reductions on municipalities. However, municipalities will also be expected to support DC reductions, so that all three levels of government are supporting increased housing

supply and affordability. The province will work with municipalities and partners to put forward a list of infrastructure projects for approval with a focus on speed and efficiency. These strategic investments will encourage new home construction and reduce barriers and costs to housing development to help more people realize the dream of homeownership.

“Our new partnership with Ontario is about building more affordable homes, more transit and more careers in the skilled trades,” said Mark Carney, Prime Minister of Canada. “We’re tackling the housing crisis from every angle — so we can build up housing supply and bring down costs for Canadians. We’re building Ontario strong and Canada strong.”

The Canada-Ontario Partnership to Build commits to the following:

- **Harmonized Sales Tax (HST) Rebate on New Homes:** Ontario and Canada will work together to remove the full 13 per cent HST for eligible buyers of new homes in Ontario valued up to \$1 million and extend the maximum rebate amount of \$130,000 to new homes valued between \$1 million and \$1.5 million. The federal government will provide Ontario a payment in the amount of \$875 million, subject to passage of federal legislation, that may be applied against the federal five per cent portion of the HST that is being removed from new homes in Ontario. This partnership would provide an estimated \$2.2 billion in total tax relief for housing in Ontario and provide homebuyers up to \$130,000 in tax relief.
- **Waterfront East Transit:** three-way cost share between the Ontario government, the federal government and the City of Toronto to construct the Waterfront East Transit line serving Toronto’s eastern waterfront, including the East Bayfront and Port Lands.
- **GO 2.0:** commit to working collaboratively to increase passenger service along freight-owned corridors across the Greater Golden Horseshoe region, to support improved service along existing GO lines and the potential creation of new GO lines in the Greater Golden Horseshoe.
- **Alto High-Speed Rail (HSR):** commit to working collaboratively to support the planning and advancement of the Alto HSR initiative that will connect millions of people living along the Toronto–Quebec City corridor.
- **Priority transit projects in the Greater Toronto and Hamilton Area (GTHA):** execute federal contribution agreements on announced transit projects,

including the Ontario Line, Eglinton Crosstown West Extension, Scarborough Subway Extension, Yonge North Subway Extension and Hamilton LRT.

“I’m pleased to join with the federal and provincial governments in this partnership to build more housing, transit and support good jobs,” said Olivia Chow, Mayor of Toronto. “The City of Toronto has taken bold steps to cut development charges on new homes, speeding up our development timeline and investing in affordable housing. Further, we have invested in the design of the Waterfront East Transit line. Today’s historic announcement takes our work further and will deliver thousands more affordable homes and better transit, benefiting our city for generations.”

This is a transformational opportunity between the Government of Ontario and the Government of Canada in partnership with municipalities. The Canada-Ontario Partnership to Build offers a clear path forward to keep projects moving and Ontario and Canada’s economy growing, even in the face of U.S. tariffs and global uncertainty. By partnering with the federal government, Ontario is ensuring critical infrastructure projects get built, new housing is constructed and more good-paying jobs are made available to Ontario workers, making this province more competitive now and for future generations.

Quick Facts

- Projects covered by the agreement will be subject to the government’s Buy Ontario policy, prioritizing domestic suppliers, services and materials, so Ontario tax dollars support Ontario workers.
- The government is taking action with a suite of measures to help increase the supply of affordable homes, support housing development and foster a robust housing industry across Ontario. This includes removing the full eight per cent provincial portion of the HST on qualifying [purpose-built rental housing](#). The province is also providing historic housing-enabling infrastructure funding through the \$4 billion Municipal Housing Infrastructure Program and the \$1.2 billion Building Faster Fund, which rewards eligible municipalities that make real progress in getting shovels in the ground to build new homes.
- Ontario is investing \$70 billion in the largest transit expansion in North America, including the largest subway expansion in Canadian history. This includes a provincial investment of \$14.8 billion to date in GO Expansion projects.

Additional Resources

- [Details of the Canada-Ontario Partnership to Build](#)
- [2026 Ontario Budget](#)
- [Ontario Expanding HST Rebate to Lower the Cost of New Homes in Partnership with the Federal Government](#)

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