



Budget 2026

# Budget Overview

November 20, 2025



6.4-1

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# Agenda

## Budget Overview

2026 Budget

### **High Level Overview**

#### **Tax Supported Budget**

- Operating Budget
- 2026 Capital Budget and 10 Year Capital Plan

#### **Utility Rate Supported Budget**

- Operating Budget
- 2026 Capital Budget and 10 Year Capital Plan

### **Looking Ahead**

### **Next Steps**



# Factors for the Budget

Building Homes  
Faster

Accelerated  
Housing Growth

Provincial funding  
shortfalls

Legislation and  
regulations

Evolving  
technology

Aging  
infrastructure

Providing Deeply  
Affordable  
Housing

Community Safety  
and Well-Being

Economic and  
market volatility  
(inflation)

Responding to  
community needs

Housing  
affordability

Transition of  
Services

# Reflects Peel's financial principles

## Budget Overview

2026 Budget

**Respect the taxpayer**

**Ensure the Capital Plan is sustainable**

**Prudent borrowing**

**Work with local municipalities**

**Manage assets**

**Triple A**

Credit Rating

**30 years**

**Value for money**

**User pay where appropriate**

**Maintain flexibility to mitigate volatility in rates**

**Invest responsibly**



# Funding a growing community

Issue	Approach
<b>Service demand</b>	Meet priority needs of a growing and aging community with the expectation of the Province meeting its funding commitments
<b>Population growth</b>	Paramedic Services, Public Health, Seniors Services, Housing, and Early Years and Child Care partially funded by the Province, balance by property tax, reserve draws and efficiencies
<b>Inflation</b>	Shortfall funded by a combination of cost savings, reserve draws and property tax



# Efficient and effective service delivery

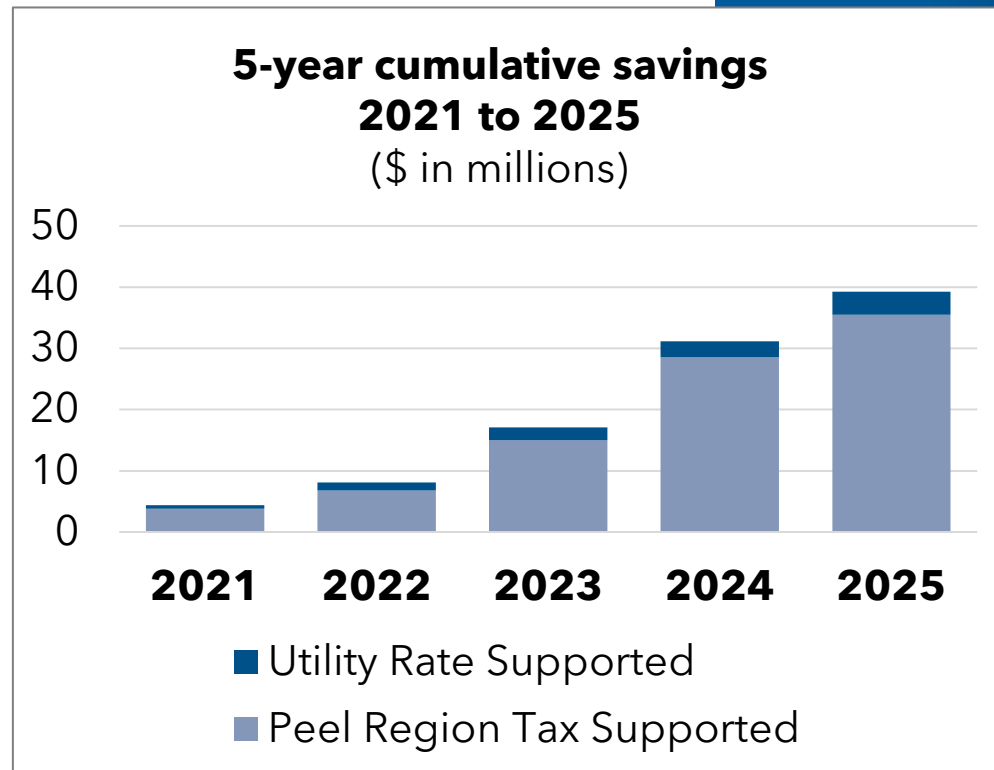
Peel has a disciplined approach to Continuous Improvement

- Program evaluation
- Business process management or Lean Six Sigma
- Service level reviews
- Line-by-line reviews
- Alternate service delivery models
- Identified areas for cost savings and cost avoidance

Expanding the understanding of Lean Six Sigma to more staff to identify opportunities for improvement



# Continuing to find ways to save money



# 2026 Tax Supported Budget Impacts

Budget Drivers	Budget Increase (\$ millions)	Tax Levy Impact (%)	Property Tax Increase (%)
<b>Base Budget Increase</b>	<b>\$47.7</b>	<b>2.80%</b>	<b>1.28%</b>
Budget Requests – Paramedics Services, non FTE requests	\$10.2	0.60%	0.27%
Budget Requests - FTE Requests	\$15.6	0.90%	0.43%
<b>Total Budget Requests</b>	<b>\$25.8</b>	<b>1.50%</b>	<b>0.70%</b>
<b>Total Net Peel Region Services</b>	<b>\$73.5</b>	<b>4.30%</b>	<b>1.98%</b>

# Property tax impact

## Average property tax increase Peel Region Services

**1.98%**

## Average property tax increase External Agencies

Peel Regional Police **2.16%**  
Others **0.06%**

## Property tax impact Peel Region Services

Average residential  
**+ \$125**

Average small business owner  
**+ \$220**

## Property tax impact External Agencies

Average residential  
**+ \$141**

Average small business owner  
**+ \$248**

# Utility rate impact

Utility rate increase

**7.8%**

Utility rate impact

Residential

**+ \$75**

Small business owner

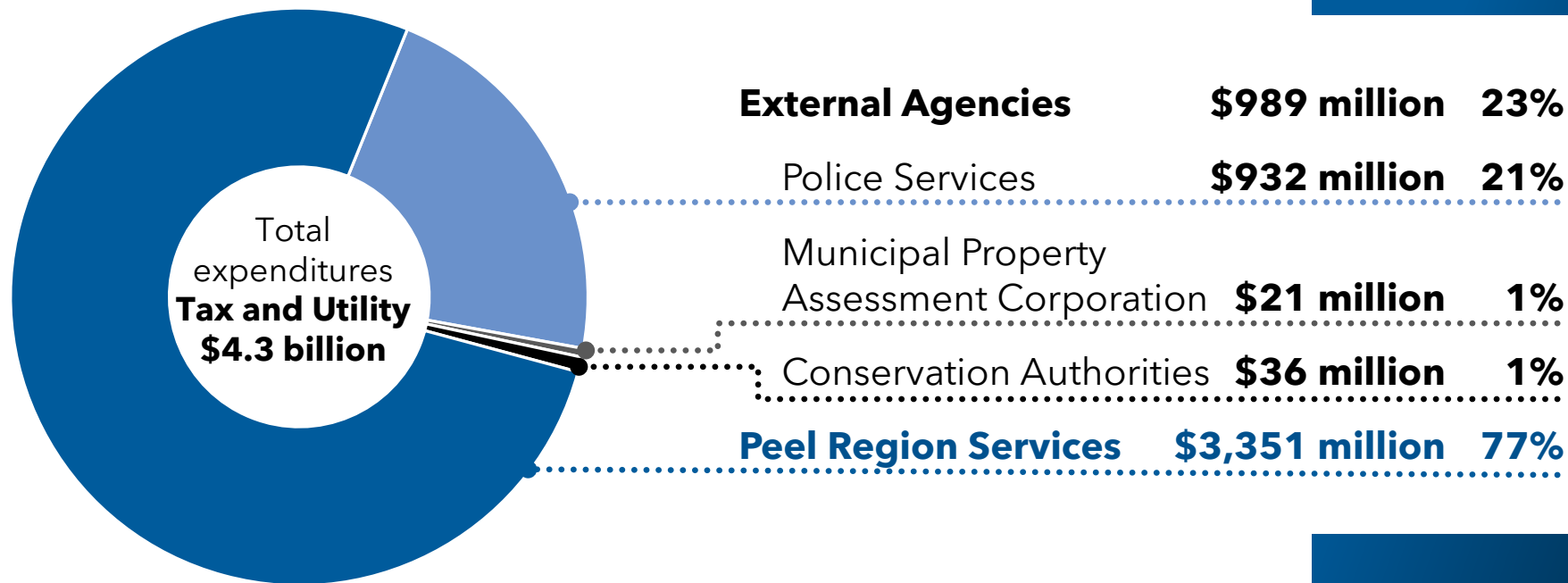
**+ \$173**



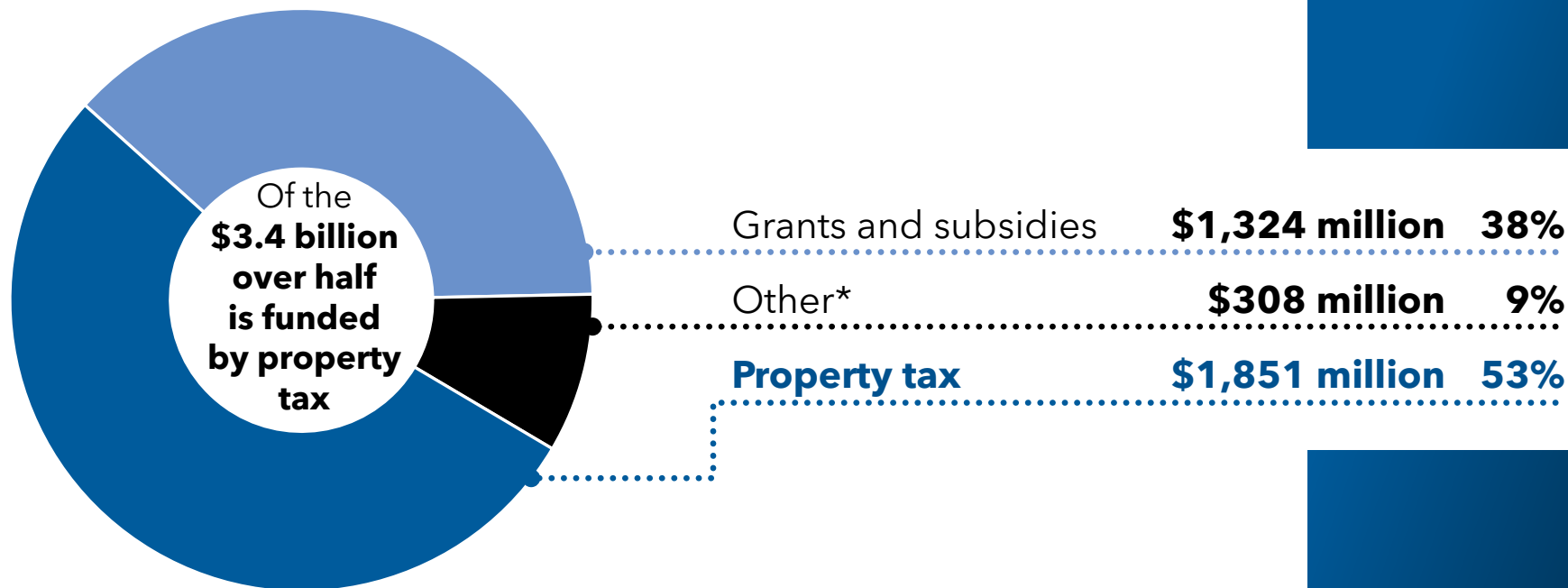
# Total proposed operating budget

## Budget Overview

2026 Budget

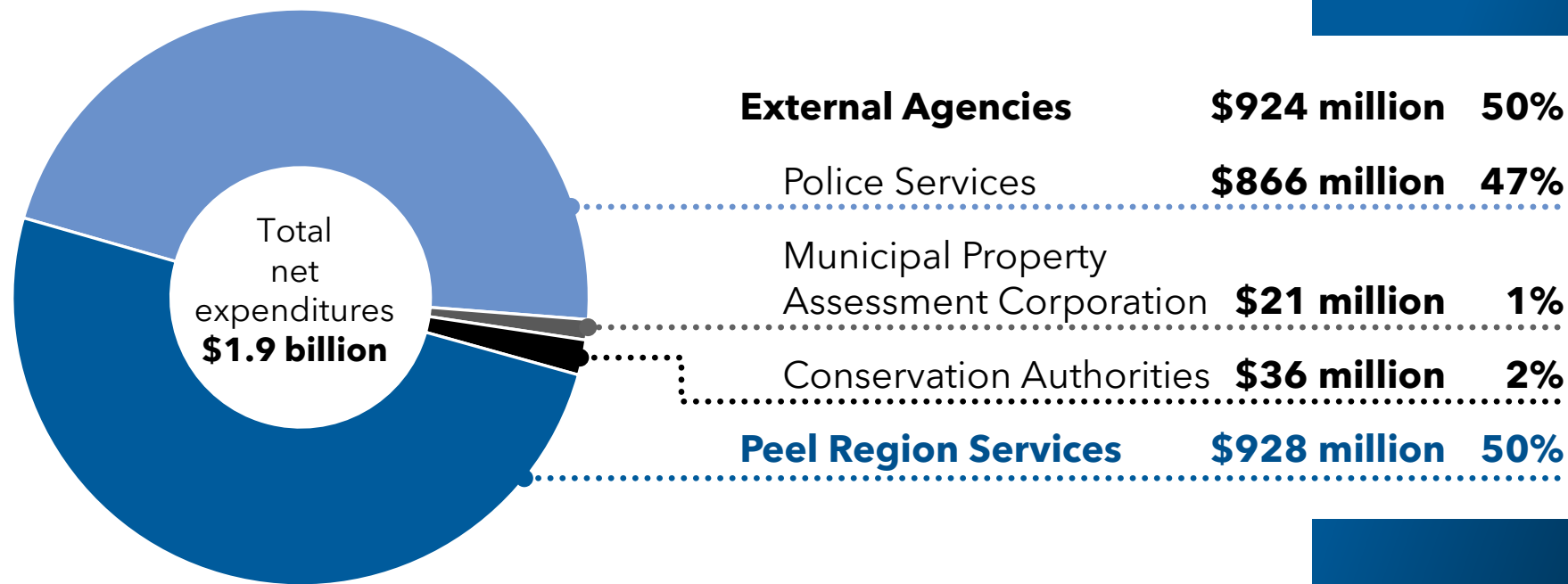


# Tax proposed operating budget funding



\*Includes Transfers from DCs (\$1M), Contributions from Reserves (\$118M), User Fees (\$23M), Other Service Fees & Charges (\$166M)

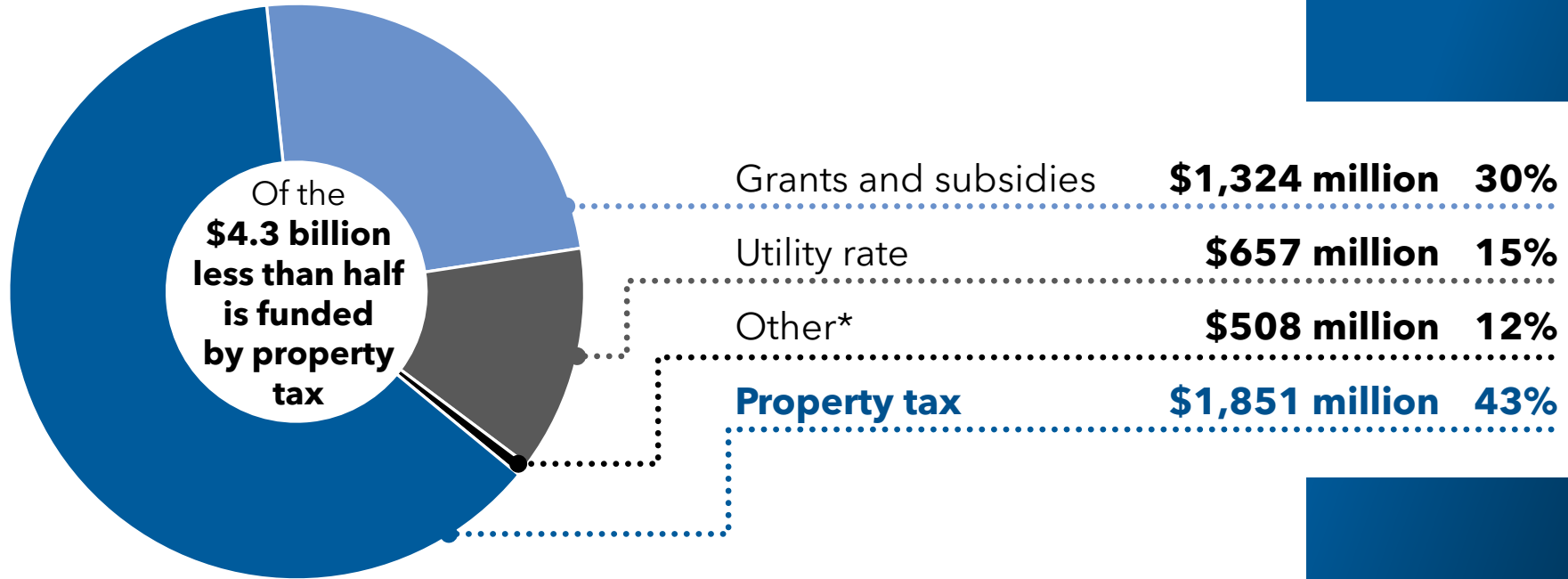
# Net tax proposed operating budget



# Total proposed operating budget funding

## Budget Overview

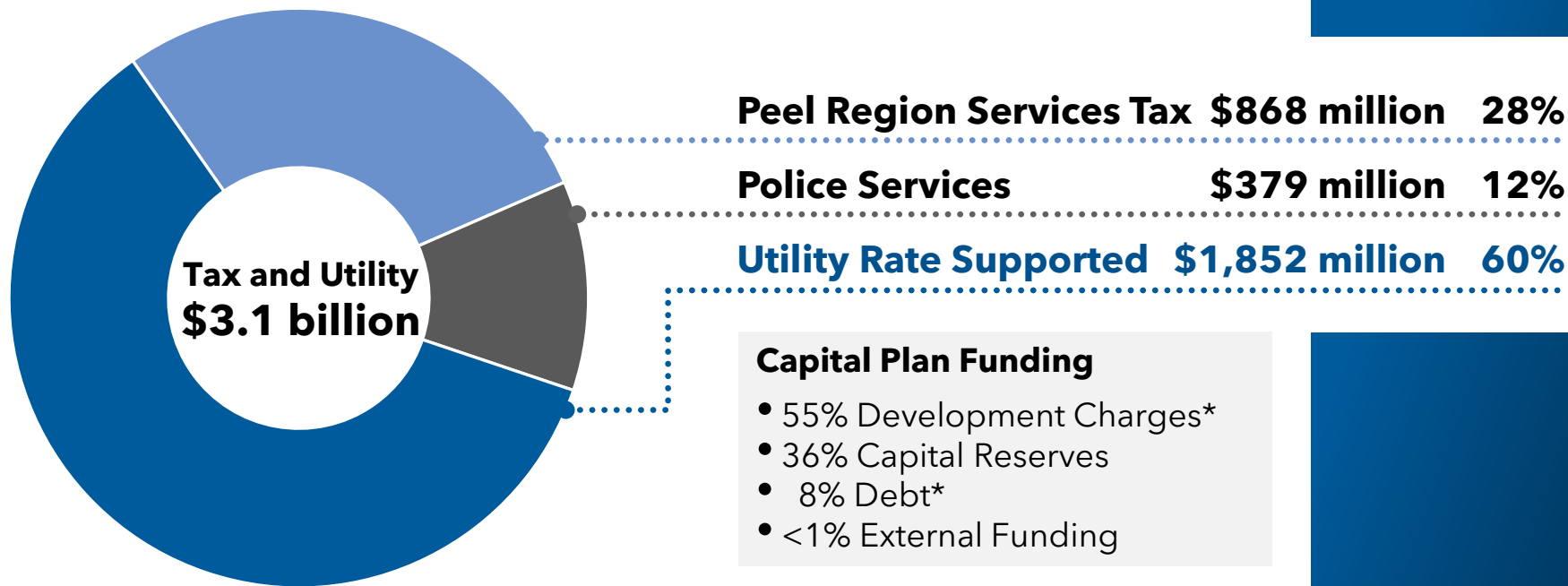
2026 Budget



\*Includes Transfers from DCs (\$185M), Contributions from Reserves (\$121M), User Fees (\$32M), Other Service Fees & Charges (\$169M)

# 2026 Capital Budget

**40% Tax Supported**



**Budget Overview**

2026 Budget

\*Debt will be used to manage timing mismatch between development charge collections and growth infrastructure expenditures.

# What the Budget pays for

People's lives are improved in their time of need

**\$1.8 billion (Operating Budget)**

**\$0.3 billion (Capital Budget)**

**Budget Overview**

2026 Budget



## Housing Support

**11,238** housing subsidies provided



## Community Investment

**\$14.2 million** in Community Investment grants to agencies providing services to residents



## Early Years and Child Care

Approximately **9,500** fee subsidies provided, making it possible for families to access affordable licensed childcare



## Paramedic Services

**158,314** estimated emergency calls responded to by Paramedics



## Income Support

Providing an average of **30,251** residents with Ontario Works assistance monthly



## Seniors Services

**861** residents provided with quality care through 5 long term care homes



# What the Budget pays for

Communities are integrated, safe and complete

**\$1.3 billion (Operating Budget)**

**\$2.3 billion (Capital Budget)**

**Budget Overview**

2026 Budget



## Public Health

**20,775** compliance health inspections conducted at **7,035** food premises



## Waste Management

**470,000+** tonnes of residential waste managed



## Heritage, Arts and Culture

**19,000** in person visitors welcomed to Peel Art Gallery, Museum and Archives (PAMA), supporting a connected and inclusive community.



## Water and Wastewater

Treating, transmitting, and distributing **571 million** litres per day of municipal water to over **344,782** retail and wholesale customer accounts



## Roads

**1,700** lane kilometres of road maintained to help keep residents safe and traffic moving



## TransHelp

**867,640** TransHelp trips provided to residents



# What the Budget pays for

Government is future-oriented and accountable

**\$0.2 billion (Operating Budget)**      **\$60 million (Capital Budget)**



## Real Property Asset Management

**12.7 million** square feet of Peel Region buildings managed



## Information and Technology

Transforming and modernizing service delivery by implementing the digital strategy



## Business Services

Providing trusted, cost-effective and responsive business support to enable the delivery of excellent services



## Clerks

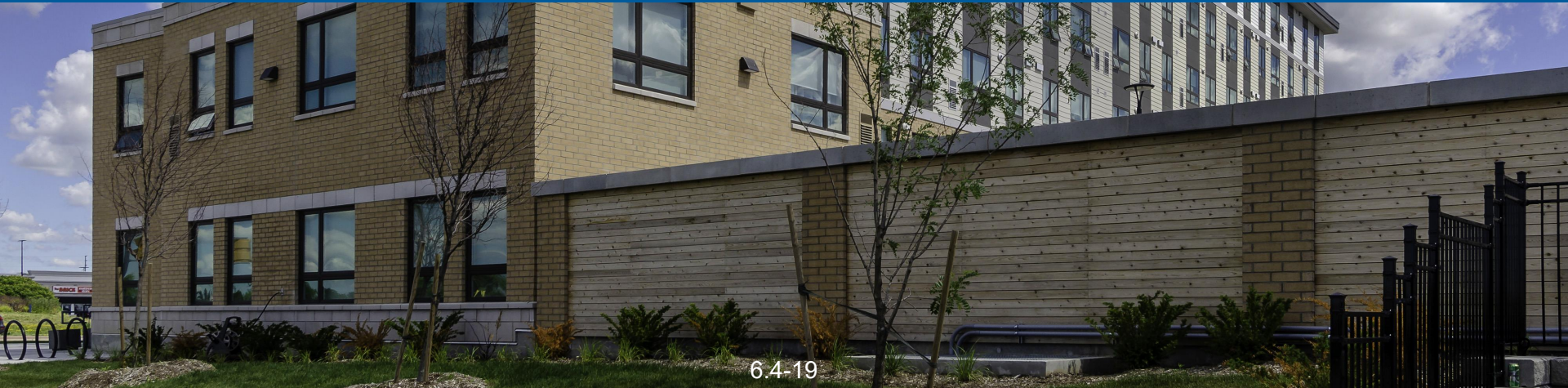
Deliver services in compliance with legislation and that respond to the diverse needs of the Peel community





2026 Budget

# Tax supported operating



# Property Tax impact

In \$ millions

Budget Overview

2026 Budget

Peel Region Services	Budget change	Budget change	Net Tax levy increase	Property tax impact
Peel Region - maintain service levels		\$37.8	2.3%	1.03%
Infrastructure Levy		\$16.8	1.0%	0.46%
Net External Funding Impacts		\$8.4	0.5%	0.23%
Cost Containment		(\$7.0)	(0.4%)	(0.19%)
<b>Peel Region - New service investments</b>				
• Effectively Managing Homeless Encampments: Implementing the Encampment Policy & Protocols	\$7.7			
• Sustaining Emergency Care: Ambulance Enhancements	\$3.3			
• Incremental staffing resources required to support increasing TransHelp trip demand and clients	\$3.2			
• Various other initiatives	\$11.7	\$25.9	1.5%	0.70%
<b>Total Peel Region Services</b>		\$81.9	4.9%	2.23%
<b>Assessment growth</b>		(\$8.3)	(0.5%)	(0.26%)
<b>Total Net Peel Region</b>		<b>73.6</b>	<b>4.3%</b>	<b>1.98%</b>

Note: Numbers may not add up due to rounding

6.4-20

# Property Tax impact

In \$ millions

Budget Overview

2026 Budget

	Budget change	Budget change	Net Tax levy increase	Property tax impact
<b>Peel Regional Police</b>				
• Maintain service levels	\$75.4			
• Community safety levy (capital financing for facilities)	\$12.4	\$87.8	5.2%	2.37%
<b>Assessment growth</b>		(\$7.5)	(0.4%)	(0.20%)
		<b>\$80.3</b>	<b>4.7%</b>	<b>2.16%</b>
<b>Ontario Provincial Police, Conservation Authorities and Municipal Property Assessment Corporation (MPAC)</b>		\$3.2	0.2%	0.09%
<b>Assessment growth</b>		(0.7)	<(0.1%)	(0.02)%
<b>Total Net other external agencies (OPP, Conservation authorities, and MPAC)</b>		<b>\$2.5</b>	<b>0.2%</b>	<b>0.06%</b>
<b>Total Net External Agencies</b>		\$82.8	4.9%	2.22%
<b>Total Net Peel Region (from previous slide)</b>		\$73.6	4.3%	1.98%
<b>Total Net Region</b>		<b>\$156.4</b>	<b>9.2%</b>	<b>4.20%</b>

Note: Numbers may not add up due to rounding

# What the average property tax bill funds

**46%**

Peel Region  
Services

**40%**

Local  
municipalities

**14%**

Education



# Average Property tax impact

**4.20%**

## Average Property tax impact by municipality

### Residential

Brampton	Caledon	Mississauga
4.1%	2.6%	4.5%
+\$287	+\$139	+\$269

**Small business owner**

**+ \$468**

# Average Property tax impact

Residential*				
	Region	Brampton	Caledon	Mississauga
Peel Region Services	1.98% +\$125	1.92% +\$134	2.26% +\$123	1.99% +\$120
Police Services	2.16% +\$138	2.15% +\$150	0.24% +\$13	2.43% +\$146
Other External	0.06% +\$3	0.04% +\$3	0.06% +\$3	0.06% +\$3
<b>Total</b>	<b>4.20%</b> <b>+\$266</b>	<b>4.11%</b> <b>+\$287</b>	<b>2.56%</b> <b>+\$139</b>	<b>4.48%</b> <b>+\$269</b>

\*Based on average home assessed at \$580,400



2026 Budget

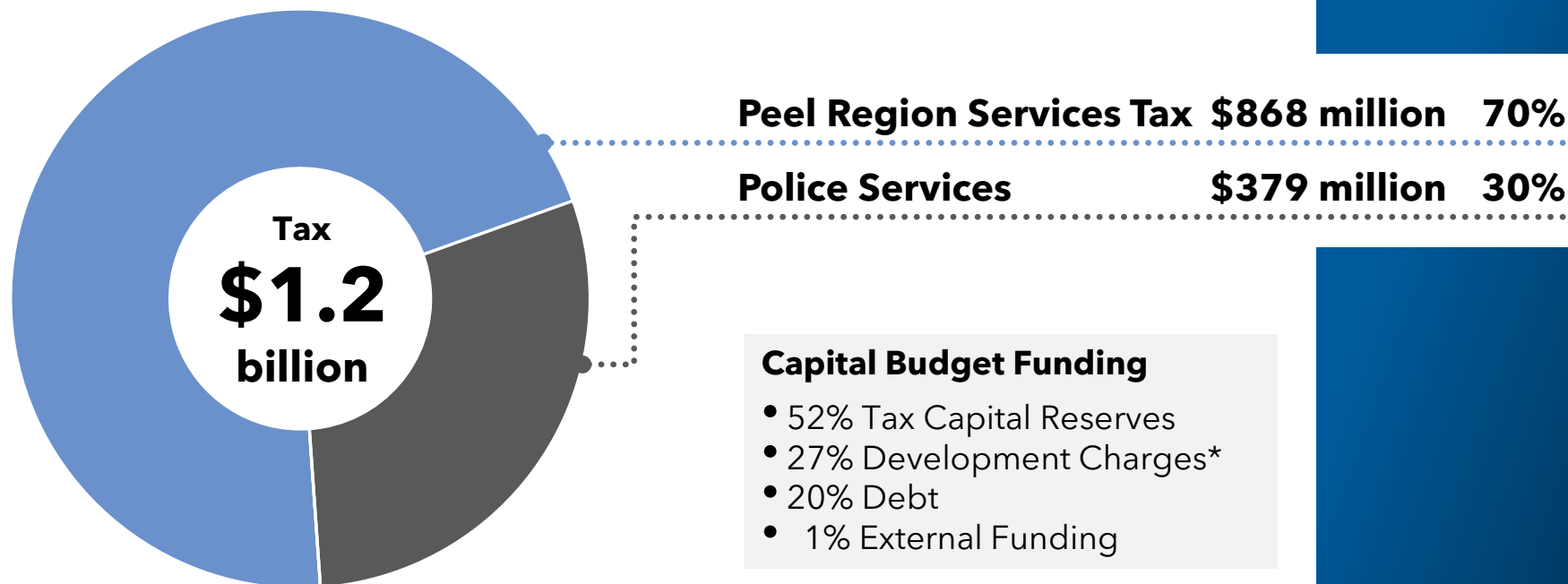
# Tax supported Capital Budget and plan



# 2026 Capital Budget

## Budget Overview

2026 Budget



\*Debt is used to manage timing mismatch between development charge collections and growth infrastructure expenditures.

# Capital Budget by areas of focus

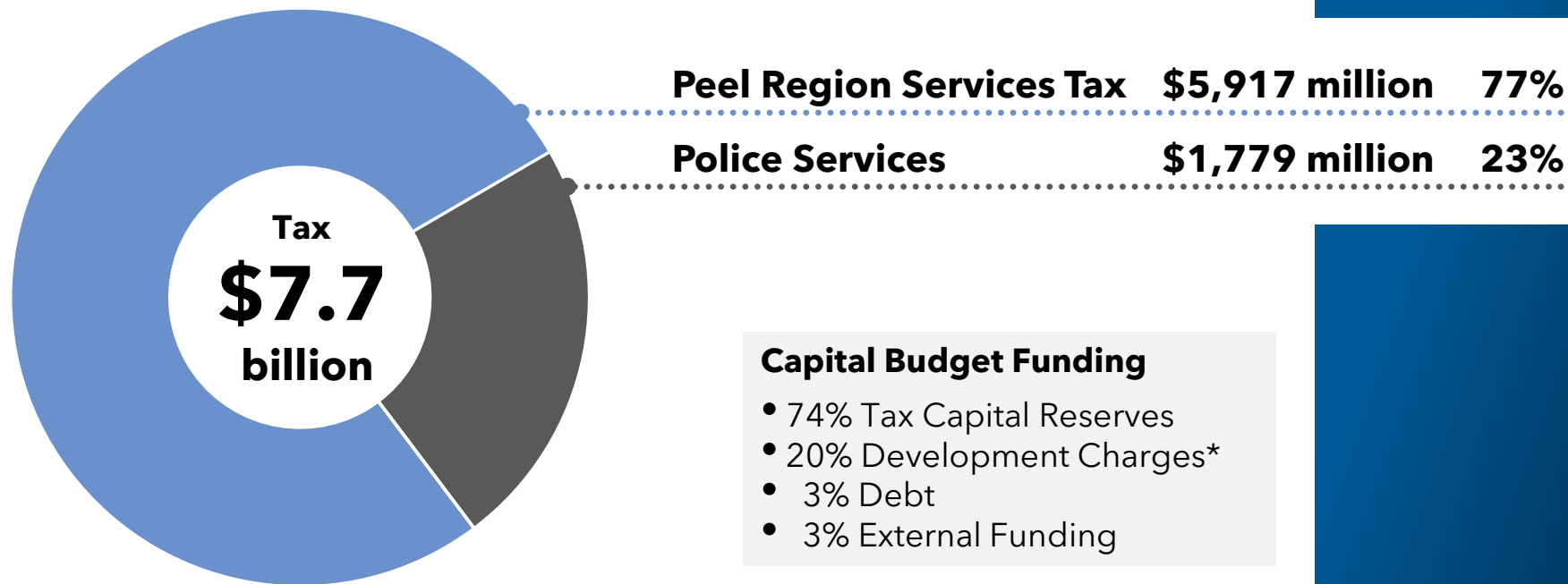
Budget Overview

2026 Budget

## Peel Region Services Tax – \$868 million

People's lives are improved in their time of need.	Communities are integrated, safe and complete.	Government is future-oriented and accountable.
<b>\$340 million – 39%</b>	<b>\$467 million – 54%</b>	<b>\$61 million – 7%</b>
<ul style="list-style-type: none"><li>• Peel Living state of good repair (\$160.3 million)</li><li>• Transitional housing for encampment (\$44.0 million)</li><li>• State of good repair for Community Housing Providers loans, Peel owned shelters and buildings</li><li>• Enhancement and state of good repair for ambulance and other fleet (\$28.9 million)</li><li>• Installation and upgrades of boilers, air conditioner, and HVAC system at Sheridan Villa and Malton Village (\$23.0 million)</li></ul>	<ul style="list-style-type: none"><li>• Road construction, intersection improvements, and active transportation (\$321.3 million)</li><li>• Road reconstruction, structure replacement /rehabilitations and other asset management works (\$77.1 million)</li><li>• Redevelopment of organic and yard waste processing infrastructure (\$7.9 million)</li><li>• Traffic related programs (\$7.8 million)</li></ul>	<ul style="list-style-type: none"><li>• Enterprise Resource Planning (ERP)/SAP implementation which will modernize and replace the Region's legacy human resources, finance and procurement technologies (\$19.7 million)</li><li>• Implementation of Integrated Asset Management/Maximo to modernize and replace legacy asset management technologies (\$11.7 million)</li><li>• Major maintenance requirements at 10 Peel Centre Drive and 7120 Hurontario Street (\$9.5 million)</li></ul>

# 2026 to 2035 10-year Capital Plan



\*Debt will be used to manage timing mismatch between development charge collections and growth infrastructure expenditures.



# Capital Plan by areas of focus

## Peel Region Services Tax – \$5,917 million

People's lives are improved in their time of need.	Communities are integrated, safe and complete.	Government is future-oriented and accountable.
<b>\$2057 million – 35%</b>	<b>\$3,467 million – 59%</b>	<b>\$393 million – 6%</b>
<ul style="list-style-type: none"><li>• Peel Living State of Good Repair (\$979.4 million)</li><li>• Peel Community Housing Development Program (\$333.8 million)</li><li>• Loans for Community Housing Provider State of Good Repair (\$104.5 million)</li><li>• New ambulances for growth and replacement of vehicles reaching the end of their useful life (\$96.4 million)</li><li>• Growth-related Paramedics satellite and reporting stations (\$83.8 million)</li></ul>	<ul style="list-style-type: none"><li>• Road construction, intersection improvements, and active transportation (\$1,789.1 million)</li><li>• Road reconstruction and resurfacing, structures and other asset management works (\$1,172.7 million)</li><li>• Purchase and replace Waste collection containers (\$70.4 million)</li><li>• Traffic related programs (\$60.4 million)</li><li>• Site improvement and maintenance at all waste management facilities (\$49.3 million)</li></ul>	<ul style="list-style-type: none"><li>• Major maintenance requirements at 10 Peel Centre Drive and 7120 Hurontario Street (\$110.3 million)</li><li>• Enterprise Resource Planning (ERP)/SAP implementation (\$54.5 million)</li><li>• Workforce Enablement Program (\$43.6 million)</li><li>• Integrated Asset Management/Maximo implementation (\$30.4 million)</li></ul>

# Ensure the Capital Plan is sustainable

## Tax supported

### 20-Year Outlook State of Good Repair

#### Budget Overview

2026 Budget

Tax Supported  
2026–2045 Non-DC  
Capital Plan  
**\$10.8 billion**

Unfunded Gap will require  
an ongoing Infrastructure  
Levy increase

1 % increase ↑ 2026

Total Available Funding  
(Reserve)  
**\$5.4 billion**

\$5.3  
billion  
Funding  
Shortfall

Total asset value:  
**\$9.9 billion**  
Peel Region Services.

Based on 2025  
update to Council,  
November 13, 2025

Note:  
Peel Regional Police is  
excluded



2026 Budget

# Utility rate supported Operating

# Utility Rate supported budget

**Water and wastewater services for  
4,200 new customers**

	2026 net increase (\$ in millions)
Maintain service level	10.1
Cost Containment	(1.1)
Service investments	0.7
Capital Infrastructure Levy	33.4
<b>Total increase</b>	<b>43.1</b>
<b>Average Utility Rate Increase</b>	<b>7.8%</b>



# Users pay where appropriate

## Utility rate payer impact

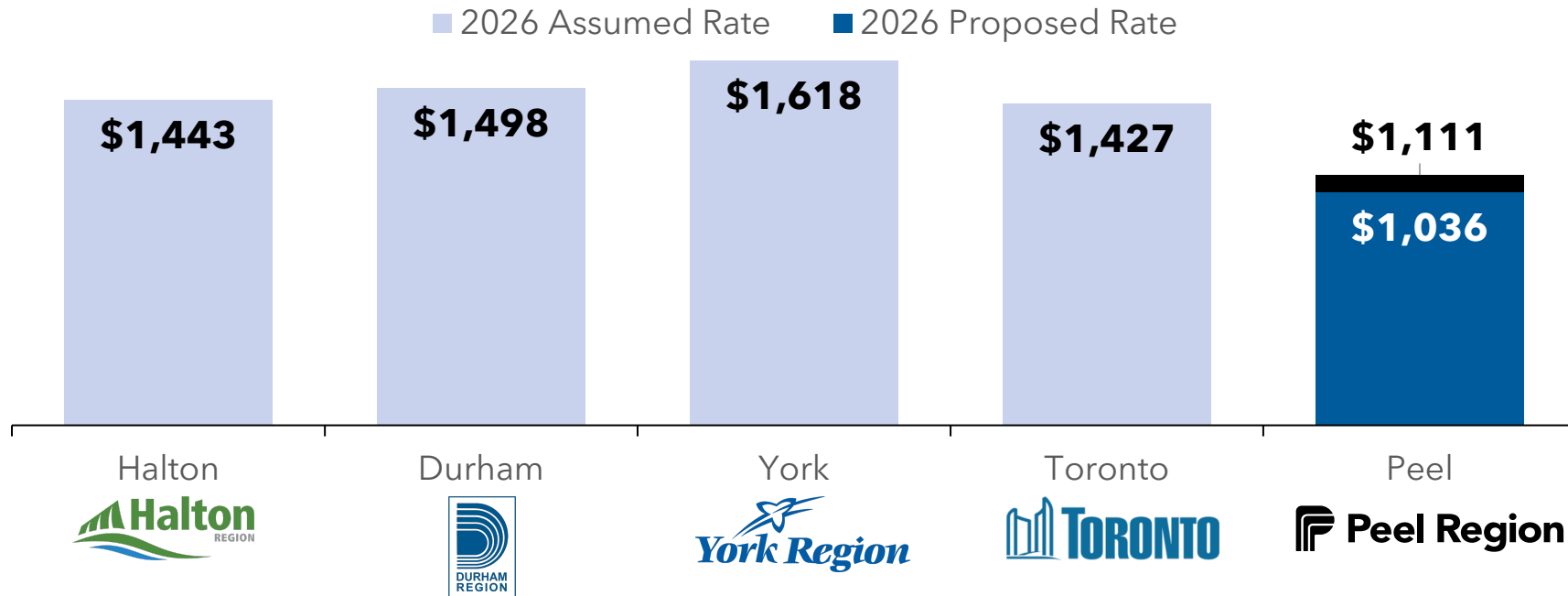


Issue	Residential	Small Business
<b>Increase</b>	<b>\$0.21/day</b> \$75/year	<b>\$0.47/day</b> \$173/year
<b>Annual Water Bill</b>	\$1,111	\$2,670
<b>Annual Consumption</b>	290m <sup>3</sup>	695m <sup>3</sup>

# Neighbouring municipalities are 35% higher than Peel water bills

Budget Overview

2026 Budget



**Note:** York Region - average of three municipalities: Markham, Vaughan & Richmond Hill

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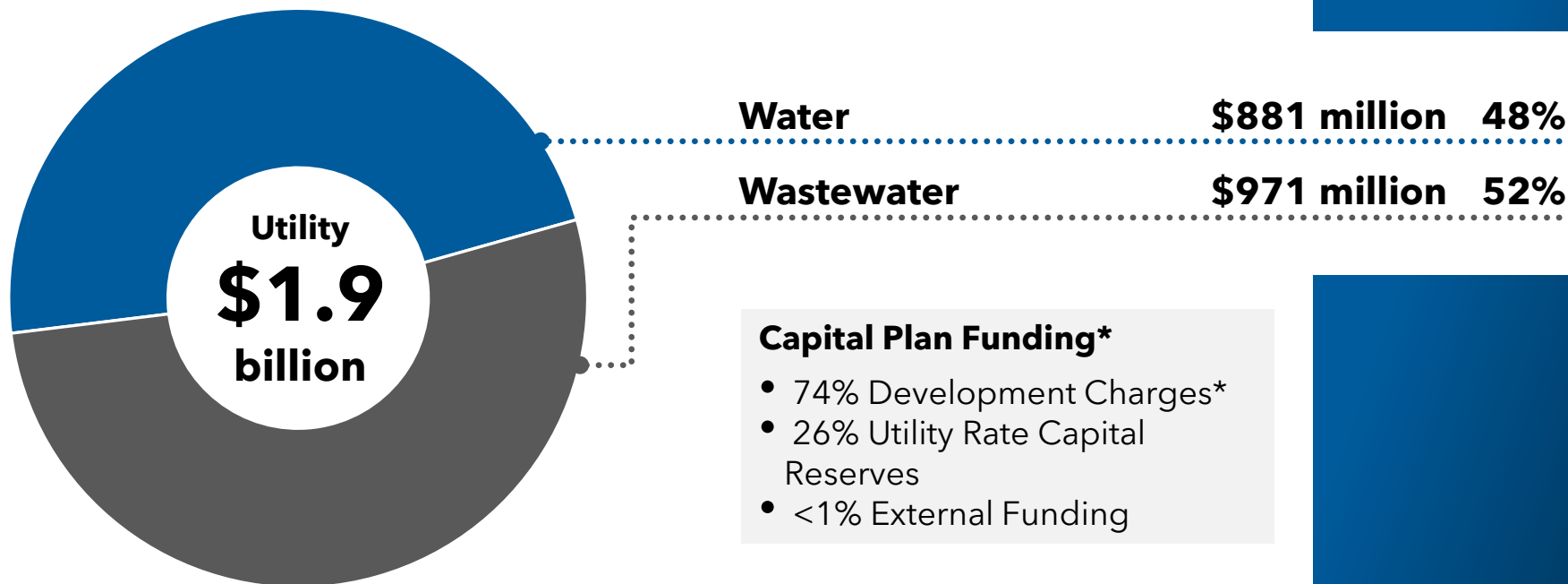
2026 Budget

# Utility rate supported Capital Budget and plan

# 2026 Capital Budget

## Budget Overview

2026 Budget



\*Debt will be used to manage timing mismatch between development charge collections and growth infrastructure expenditures.



# 2026 Capital Budget highlights

## Major capital projects

**\$260.0**  
**million**

Upper west sanitary  
trunk sewer diversion

**\$144.8**  
**million**

Water main  
construction on  
Derry road east

**\$130.0**  
**million**

Williams Parkway  
sub-transmission  
main

**\$102.0**  
**million**

Clarkson water  
resource recovery  
facility expansion

**\$55.0**  
**million**

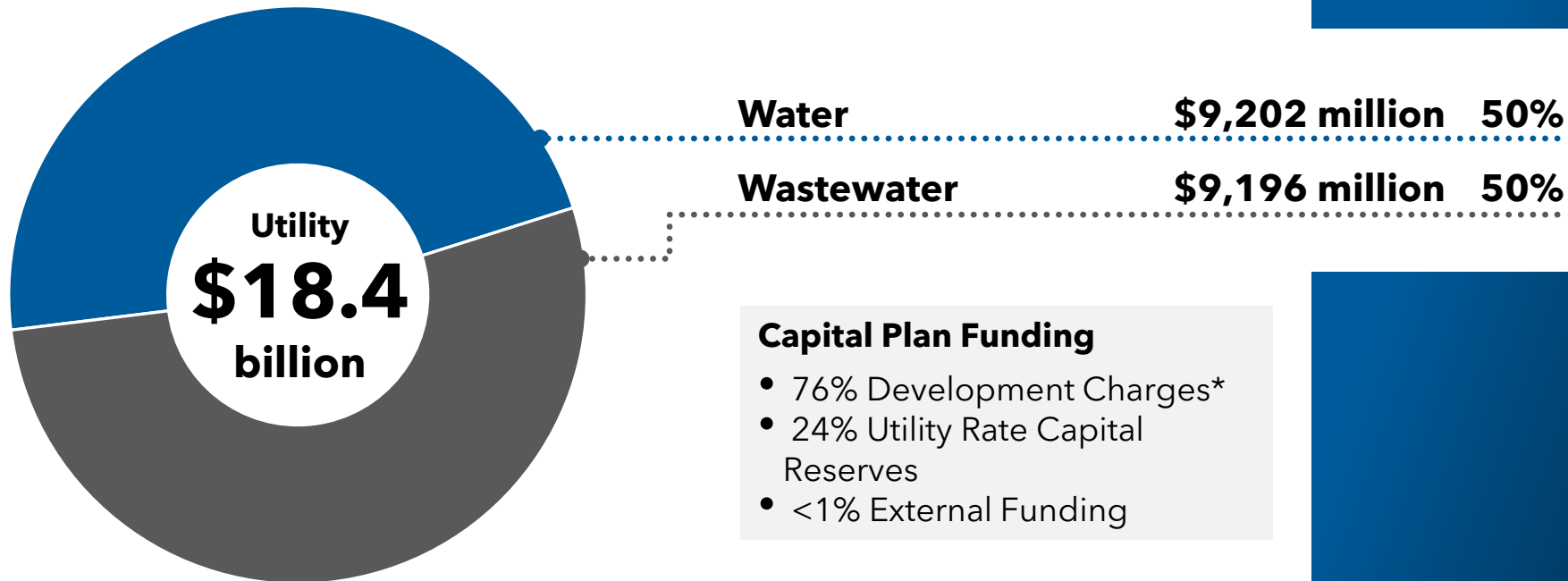
Macville booster  
pumping station

# 10-year Capital Plan

2026 to 2035

Budget Overview

2026 Budget



\*Debt will be used to manage timing mismatch between development charge collections and growth infrastructure expenditures.

# 10-year Capital Plan highlights

## Major capital projects

Budget Overview

2026 Budget

**\$5,981.3  
million**

Water main  
construction and  
replacement

**\$5,595.1  
million**

Wastewater collection  
main construction  
and replacement

**\$3,057.5  
million**

Expansion of water  
resource recovery  
facilities and sewage  
pumping  
stations

**\$2,916.0  
million**

Water treatment plant  
and pumping station  
expansion and  
rehabilitation

**\$442.5  
million**

Condition asset  
and replacement  
of wastewater  
facilities

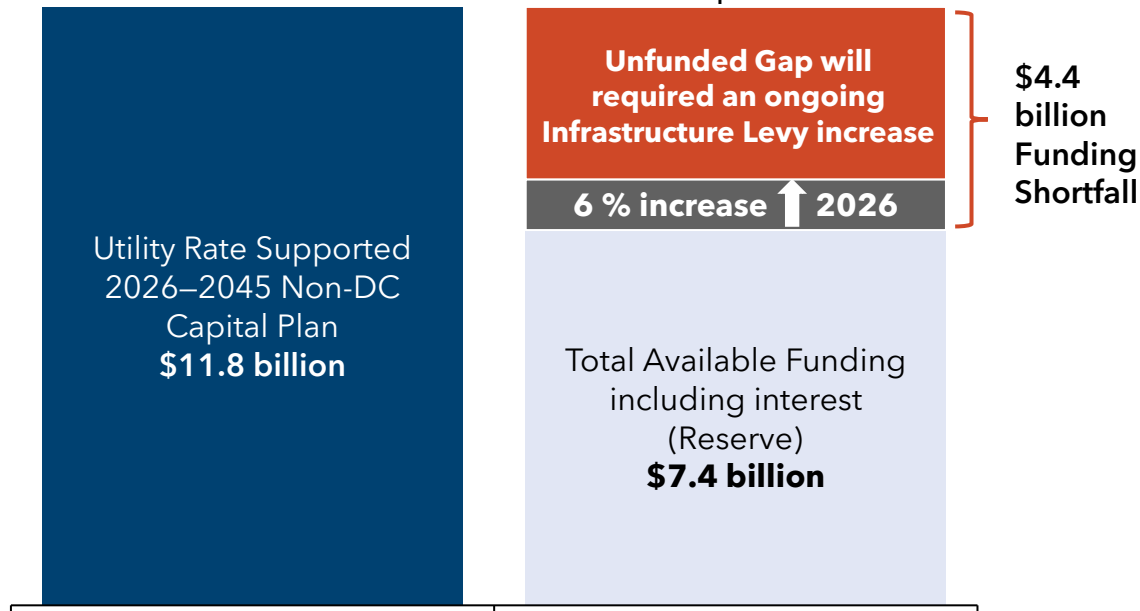
**\$133.6  
million**

Operation support  
facility expansions,  
equipment upgrades  
and technology  
initiatives

# Ensure the Capital Plan is sustainable

## Utility Rate Supported

20-Year Outlook State of Good Repair



Note: Numbers may not add due to rounding

6.4-40

## Budget Overview

2026 Budget

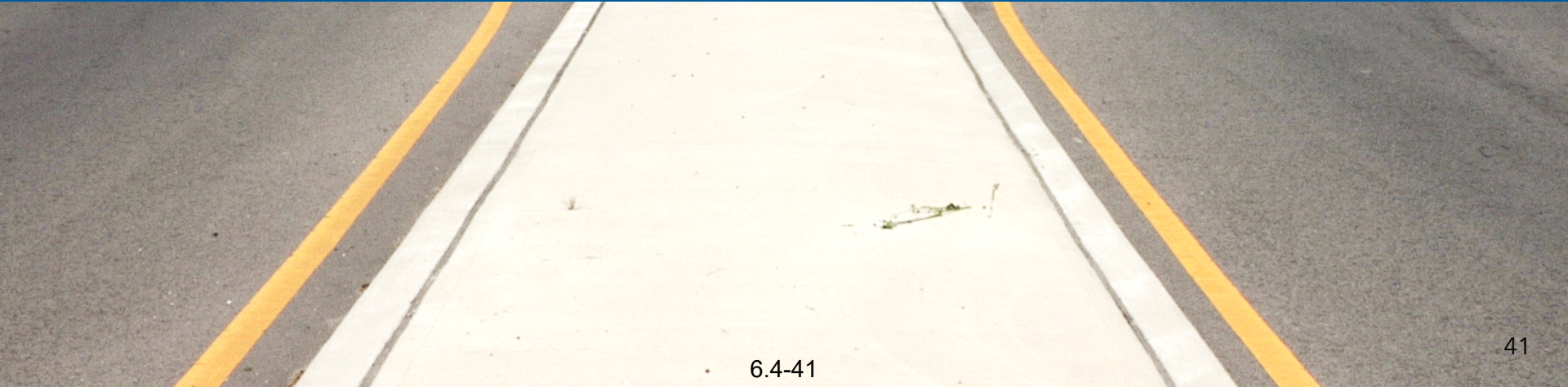
Total Asset Value:  
**\$41.1 billion**

Peel Region Services,  
based on 2025 update to  
Council on November 13,  
2025



2026 Budget

# Looking Ahead

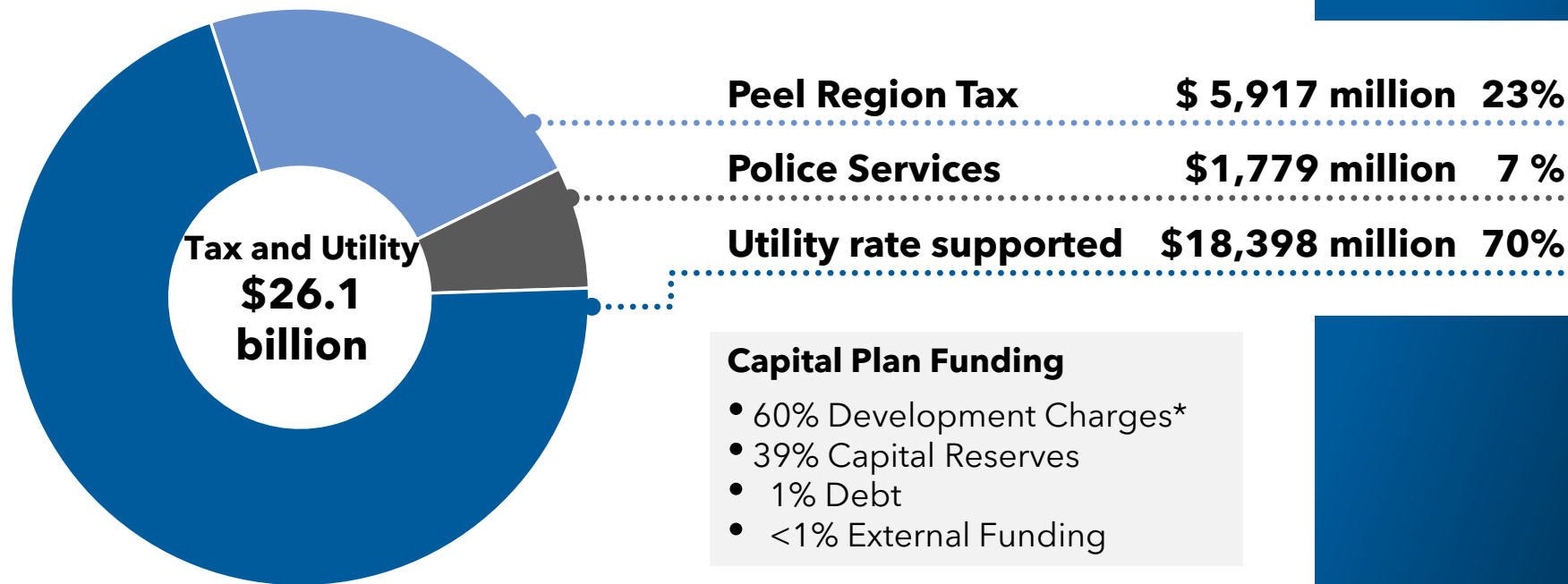


# 10-year Capital Plan

2026 to 2035

Budget Overview

2026 Budget



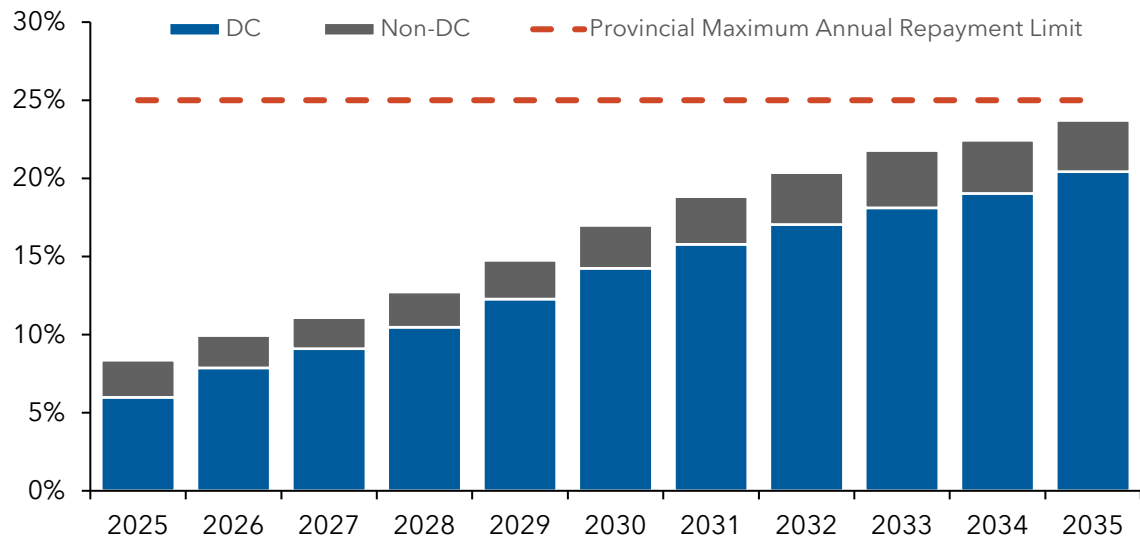
\*Debt will be used to manage timing mismatch between development charge collections and growth infrastructure expenditures.



# Managing long-term debt requirements

## Strategic, planned approach

- Regional net debt outstanding approximately \$1.9 billion, as at September 30, 2025.
- Debt levels are expected to increase to help finance infrastructure requirements needed to meet Province's growth targets.
- Reduction in financial flexibility.



# Tax supported programs

## 2027 to 2029 Outlook

	2027*	2028*	2029*
Net Tax Levy Increase	13.9%	8.8%	7.3%
Peel Region Services	6.9%	3.4%	2.0%
Peel Regional Police	6.7%	5.3%	5.2%
Other External Agencies	0.2%	0.1%	0.1%

Note: Numbers may not add up due to rounding.

\*Includes 1% for Tax Supported Capital plan, assumes 0.9% for Assessment Growth, and reflects the known impacts of provincial funding changes.



# Utility Rate program

## 2027 to 2029 Outlook

	2027*	2028*	2029*
Utility Rate Increase	7.0%	7.0%	6.0%

\* Includes 5.5% infrastructure levy



# Next Steps

## **Future Budget Meetings**

**November 27, 2025**

Peel Services Presentations:

- Paramedic Services
- Housing Support
- Public Health
- Seniors Services
- Community Investment
- Water and Wastewater



# Next Steps

## **Future Budget Meetings**

### **December 4, 2025**

- Additional Regional services, if required
- Conservation Authorities:
  - Credit Valley Conservation (CVC)
  - Toronto & Region Conservation Authority (TRCA)
- Follow up from Day 1 and Day 2

### **December 11, 2025**

- Additional Budget Deliberation, if required

# Budget Process

In the 2026 Operating and Capital Budget Report:

- Appendix I – Proposed Budget Requests by Funding Types (new FTEs included in the proposed 2026 budget)
- Appendix VI – Cost containment measures included in budget
- Appendix VII – Options for Council Consideration – Non-recommended Cost Containment Measures



2026 Budget

# Questions

