



Council Agenda

Tuesday, November 4, 2025 at 6:00 P.M.

Council Chambers

2nd Floor, 72 Main Street South, Seaforth, ON

1. Call to Order & Mayor's Remarks

2. Land Acknowledgement

We would like to acknowledge that the land we stand upon today is the traditional territory of the Anishinaabe, Haudenosaunee and Neutral Peoples.

3. Confirmation of the Agenda

4. Disclosure of Pecuniary Interest

5. Minutes of Previous Meeting

5.1 [Regular Meeting – October 21, 2025](#)

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5.2 [Special Meeting – October 28, 2025](#)

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6. Consent Agenda

Items listed under the Consent Agenda are considered routine and are enacted in one motion. However, any Council Member may request one or more items be removed from the Consent Agenda for separate discussion and/or action.

Consent Agenda Items

6.1 [FD-25-07](#) – Fire Department Service Review – Recommendations Update

6.2 [Seaforth BIA](#) Meeting Minutes dated September 8, 2025

6.3 [Seaforth BIA](#) Annual General Meeting Minutes dated October 30, 2025

- 6.4 [ABCA](#) Budget Committee Minutes dated October 9, 2025
- 6.5 [The Corporation of the Township of Stone Mills](#) re: Advocacy for Funds to Effectively Manage the Emerald Ash Borer Infestation
- 6.6 [Canadian Union of Postal Workers](#) re: Upcoming Mandate Review of Canada Post Could Affect Jobs and Services in Your Community
- 6.7 [North Huron Community Food Share](#) re: Appeal for Financial Assistance
- 6.8 [Tay Valley Township](#) re: [Municipality of Tweed](#) – Collaborative Action on Sustainable Waste Management in Ontario
- 6.9 [City of Brampton](#) re: Provincial Decision on Automated Speed Enforcement (ASE)
- 6.10 [Ministry of the Environment, Conservation and Parks](#) re: Proposal to Accelerate and Improve Protections for Ontario's Drinking Water Sources
- 6.11 [Public Health Ontario](#) re New Online Water Testing Portal
- 6.12 [ABCA](#) re Proposed 2026 Budget and Municipal Levies and Notice of Meeting
- 6.13 [Norfolk County Council](#) re: Letter of Support for the Regional Municipality of Waterloo
- 6.14 [Town of East Gwillimbury](#) re: Opposition to the Protect Ontario by Unleashing Our Economy Act, 2025
- 6.15 [Town of Bradford West Gwillimbury](#) re: Removing HST/GST from New Homes to Support Housing Affordability
- 6.16 [Avon Maitland District School Board](#) re: Board Meeting Highlights dated October 28, 2025
- 6.17 [Municipality of Bluewater](#) re: Update on the Bluewater Official Plan review and Notice of Open Houses
- 6.18 [Letter from the Minister of Municipal Affairs and Housing](#) re: Amendments to the Development Charges Act, 1997

7. Public Meetings/Hearings and Delegations

- 7.1 [Public Meeting](#) re: Zoning By-law Amendment Z02-2025

8. Planning**8.1 Recommendation re: Zoning By-law Amendment Z02-2025**

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9. Reports & Recommendations of Municipal Officers**9.1 [CAO-25-26](#) – Site Plan Control By-law**

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10. Correspondence**10.1 [Seaforth BIA – Ratification of Seaforth BIA Directors](#)**

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10.2 [Brussels Remembrance Day Parade Request](#)

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11. Unfinished Business**12. Council Reports****12.1 Council Member Reports****12.1.1 County Council Report****12.1.2 Other Boards/Committees or Meetings/Seminars****12.2 Requests by Members****12.3 Notice of Motions****12.4 Announcements****13. Other Business****14. By-laws****14.1 [By-Law 080-2025](#), A By-law to amend Zoning By-Law (Z02-2025)**

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14.2 [By-law 081-2025](#), A By-law to Designate a Site Plan Control Area and Adopt Rules for Processing Site Plan Control Development Applications

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- 14.3** **By-Law 082-2025**, A By-Law to Appoint Michelle Watcher as Deputy Treasurer

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- 14.4** **By-Law 083-2025**, A By-Law to close Temporarily Close Turnberry Street in the Brussels Ward to Accommodate the Remembrance Day Service

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15. Confirmatory By-law

- 15.1** **By-law 082-2025**, A By-law to Confirm the Proceedings of Council

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16. Adjournment



**Council Minutes
Council Chambers
72 Main Street South, Seaforth, ON
Tuesday, October 21, 2025**

Members Present:

Deputy Mayor Alvin McLellan; Councillors: Raymond Chartrand, Brenda Dalton, Dianne Diehl, Robert Fisher, Larry McGrath, Justin Morrison, Jeff Newell, John Steffler, and Gloria Wilbee

Absent:

Mayor Bernie MacLellan

Staff Present:

CAO Jessica Rudy; Clerk Meaghan McCallum; Deputy Fire Chief Steve Boyer; Director of Community Services Lissa Berard; Chief Building Official Brad Dietrich; Director of Finance/Treasurer Denise Feeney

1. Call to Order and Opening Remarks

Deputy Mayor McLellan called the meeting to order at 6:00 p.m. He expressed his appreciation for being invited to the All Staff Lunch held on October 15th. He also noted the grand opening of the new "Base Camp Activity Park" in Vanastra on October 16th and extended special thanks to MPP Lisa Thompson for her support through the Trillium Foundation.

2. Land Acknowledgement

Deputy Mayor McLellan provided the land acknowledgement.

3. Confirmation of the Agenda

Moved by Councillor Diehl and Seconded by Councillor Fisher:

That the Agenda for the Regular Meeting of Council dated October 21, 2025 be adopted as circulated.

Carried

4. Disclosure of Pecuniary Interest

None declared

5. Minutes of Previous Meeting

Moved by Councillor Chartrand and Seconded by Councillor Dalton:

That Council of the Municipality of Huron East approve the following Council Meeting Minutes as circulated:

5.1 Regular Meeting – October 7, 2025

Carried

6. Consent Agenda

6.1 CBO-25-04 – Second and Third Quarter Building Report

There has been significant growth, which the CBO attributed to improved reporting practices and an increase in building permits issued during the summer months.

6.2 Halton Region re Public Safety Requirements to Protect Our Communities

6.3 Ontario Sheep Farmers re: Livestock

Councillor Fisher requested that Huron East support item 6.3. He inquired whether the Municipality's Animal Control By-law aligns with the recommendations outlined in the report and CAO Rudy confirmed alignment. Councillor Fisher noted that cattle were recently taken down just outside of Seaforth and expressed concern that coyotes appear to be moving closer to town. He asked Deputy Mayor McLellan to bring this issue forward at County Council.

Moved by Councillor Fisher and seconded by Councillor Diehl:

That the Council of the Municipality of Huron East support the Ontario Sheep Farmers regarding Livestock Predation

And that Council request to have a coyote call through the County of Huron.

Carried

Moved by Councillor Wilbee and Seconded by Councillor Steffler:

That Consent Agenda items 6.1 to 6.2 be received for information and approved.

Carried

7. Public Meetings/Hearings and Delegations

7.1 Delegation: Ralph Laviolette and Doug Scholdice re Maitland Mills Association plans for Logan Mill at the Brussels Dam

Doug Scholdice appeared before Council on behalf of the Maitland Mills Association to provide information about Maitland Mills Association and their interest in preserving history and education in the Maitland Mill and watershed. It was noted that the group

plans to establish a self-guided museum in the old mill building.

8. Planning

9. Municipal Drains

10. Reports & Recommendations of Municipal Officers

10.1 HR-25-03 – HR Policy Update re Bereavement Policy

Moved by Councillor Newell and Seconded by Councillor Wilbee:

That the Council of the Municipality of Huron East approve the updated policies HR-013, as outlined in report HR-25-03.

Carried

10.2 FD-25-07 – Fire Department Fire Service Review – Recommendation Review

Moved by Councillor Steffler and Seconded by Councillor Chartrand:

That the Council of the Municipality of Huron East defer report FD-25-07 to the November 4, 2025 council meeting.

Carried

10.3 FD-25-08 – Purchase of Aerial Truck Review

Received for information purposes

11. Correspondence

12. Unfinished Business

13. Council Reports

13.1 Council Member Reports

13.1.1 County Council Report

Deputy Mayor McLellan reported:

- MADD Huron Bruce wants to install signs around the county
- Municipal511 will be used by the OPP and the County to ensure the information is passed down
- 1 year agreement with Canadian Mental Health Association (CMHA) to deliver a Housing Stability program for the year
- Closed session update regarding the clear cutting of trees court case

13.1.2 Other Boards/Committees or Meetings/Seminars

Deputy Mayor McLellan stated that Bluewater Recycling had the opportunity to test an all-electric collection truck; however, the vehicle was unable to complete the full route and required a roadside charge to return to the facility.

Deputy Mayor McLellan also noted that there are still tickets available for the November 2nd Ethel Turkey Supper.

Councillor Chartrand commended the Recreation Department for their work in getting the Vanastra Park open.

13.2 Requests by Members

Councillor Chartrand asked for an update on the Seaforth Bridges Condo Corporation deficiency list.

CAO Rudy informed Council that staff have been working with the engineer and planner for the Bridges development. A tender has been issued and accepted, and staff are currently finalizing the deficiency list with the developer. Paving work is weather-dependent; however, some activity is expected to take place in the area this season.

13.3 Notice of Motion

13.4 Announcements

Councillor Gloria Wilbee announced that the Walton Ball Park will be hosting a fundraising supper on Sunday, November 26th. Tickets are available from JoAnne MacDonald for \$25, with proceeds going toward the installation of new lights at the park.

14. Other Business

15. By-laws

Moved by Councillor Steffler and Seconded by Councillor Dalton:

That Be it Hereby Resolved By-law 074-2025, A By-law to amend By-Law 069-2021 (Baillie Drain) be given first, second, third and final readings and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto.

Carried

Moved by Councillor Chartrand and Seconded by Councillor Diehl:

That Be it Hereby Resolved By-law 075-2025, A By-law to amend By-Law 078-2022 (Baker Drain) be given first, second, third and final readings and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto.

Carried

16. Closed Session

Moved by Councillor Wilbee and Seconded by Councillor Fisher:

That a closed meeting of Council be held on Tuesday, October 21, 2025 at 6:31 pm in Town Hall Council Chambers, in accordance with Section 239 of the Municipal Act, 2001 for the purpose of considering the following matters:

16.1 Adoption of October 7, 2025 Closed Session of Council Meeting Minutes

16.2 239(2)(b) – personal matters about an identifiable individual (CAO report)

16.3 239(2)(b) – personal matters about an identifiable individual (verbal report)

And That CAO Jessica Rudy and Clerk Meaghan McCallum.

Carried

17. Motion to Reconvene into Open Session

Moved by Councillor Chartrand and Seconded by Councillor Fisher:

That the Council of the Municipality of Huron East reconvene into open session at 7:21 p.m.

Carried

Deputy Mayor McLellan reported out from the Closed Session that Council discussed matters about an identifiable individuals and property.

18. Confirmatory By-Law

Moved by Councillor Wilbee and Seconded by Councillor Chartrand:

That Be It Hereby Resolved that By-law 076-2025, a By-law to Confirm the Proceedings of Council, be given first, second, third and final reading and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto.

Carried

19. Adjournment

Moved by Councillor Wilbee and Seconded by Councillor McGrath:

The time now being 7:21 p.m. That the regular meeting adjourn until November 4, 2025 at 6:00 p.m.

Carried



**Special Council Minutes
Council Chambers
72 Main Street South, Seaforth, ON
Tuesday, October 28, 2025 – 9 am**

Members Present:

Mayor Bernie MacLellan; Deputy Mayor Alvin McLellan; Councillors: Raymond Chartrand, Brenda Dalton, *Dianne Diehl, Robert Fisher, Justin Morrison, John Steffler, and Gloria Wilbee

Absent:

Councillors Jeff Newell and Larry McGrath

Staff Present:

CAO Jessica Rudy; Clerk Meaghan McCallum; Director of Finance/Treasurer Denise Feeney; Director of Community Services Lissa Berard; Director of Public Works Shawn Bromley; Fire Chief Steve Boyer; Economic Development Officer Taralyn Cronin; Communications Coordinator/Deputy Clerk Stacey Frayne

1. Facility Tour

Council and staff participated in a facility tour of three Public Works facilities and the Seaforth Fire Station from 9:00 a.m. – 11:00 a.m.

2. Call to Order and Opening Remarks

Mayor MacLellan called the meeting to order at 11:00 am

3. Land Acknowledgement

Mayor MacLellan provided the land acknowledgement.

4. Confirmation of the Agenda

Moved by Councillor Chartrand and Seconded by Councillor Wilbee:

That the Agenda for the Special Meeting of Council dated October 28, 2025 be adopted as circulated.

Carried

5. Disclosure of Pecuniary Interest

None declared.

6. Reports & Recommendations of Municipal Officers

6.1 Public Works Presentation

Director of Public Works Shawn Bromley provided a presentation to Council regarding the condition of the Public Works facilities that were considered as part of proposed combined facility for Public Works, Fire and EMS. A copy of the presentation is [appended](#) to the original minutes.

6.2 Fire Department Presentation

Deputy Fire Chief Steve Boyer provided a presentation to Council regarding the condition of the Seaforth Fire Station and the benefits of either renovating the facility or building a new facility. A copy of the presentation is [appended](#) to the original minutes.

Council recessed at 12:10 p.m. and reconvened at 12:50 p.m.

*D. Diehl left the meeting at 12:10 p.m.

Council discussed the presentations and determined that Public Works would not need to be included in the originally proposed facility. Council directed staff to continue exploration of a partnership with EMS for a combined Fire/Ems building and stated that the required renovations for health and safety reasons should proceed, with the current budget, for the Seaforth Fire Station. .

7. By-laws

Moved by Deputy Mayor McLellan and Seconded by Councillor Fisher:

That Be it Hereby Resolved By-law 077-2025, A By-law to Appoint Fire Chief Steve Boyer be given first, second, third and final readings and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto.

Carried

Moved by Councillor Morrison and Seconded by Councillor Chartrand:

That Be it Hereby Resolved By-law 078-2025, A By-law to Appoint Fire Chief Steve Boyer as CEMC (alternate) be given first, second, third and final readings and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto.

Carried

8. Confirmatory By-Law

Moved by Councillor Chartrand and Seconded by Councillor Steffler:

That Be It Hereby Resolved that By-law 079-2025, a By-law to Confirm the Proceedings of Council, be given first, second, third and final reading and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto.

Carried

9. Adjournment

Moved by Councillor Fisher and Seconded by Deputy Mayor McLellan:

The time now being 1:05 p.m. That the special meeting adjourn until November 4, 2025 at :6:00 p.m.

Carried

Bernie MacLellan, Mayor

Meaghan McCallum, Clerk



Public Works

Facility Review – Tuesday October 28, 2025

1

Tuckersmith Shop

42677 Front Road, Egmondville



- Primary operations base for the Road Department - South Patrol
- Established in 1987
- Property includes main shop, coverall storage and outdoor yard space.
- Main shop 119' x 58' (6902ft²)
- Coverall 70' x 50' (3500ft²)



2

Tuckersmith Shop

Main Shop Features

- 5 vehicle bays
 - Each can accommodate a fully equipped grader
 - Natural gas heat for vehicle bays
- Serviced with municipal water
- Septic system
- Upgrades in the past 5 years:
 - New bay doors
 - New tube heaters
 - Snow stops, snow guards and eave trough






3

Tuckersmith Shop

Main Shop Features

- Office
- Lunchroom (on second floor)
- Bathroom
 - Heat for these smaller rooms is provided by baseboard electric heat
- Parts storage
- Mezzanine storage




4

Tuckersmith Shop

Exterior and Coverall Features

- Coverall
 - Capable of storing 650 Tonnes of salt and sand, using approximately 2/3 of the space
 - Sign storage (rear area of coverall)
- Lot is gravel with some pavement in front of bay doors
- Diesel fuel tanks located on site (clear and coloured)
- 40' storage container used to hold mis. parts (not heated)





5

Tuckersmith Shop

General Notes

- Adequate outdoor area for:
 - storage of implements
 - sign trailers
 - storm sewer materials
 - aggregate stockpiles (various types)
- Storage container in fair to poor condition
- Overall, the building and property are in fair to good condition.
- Modest capital improvements to the site and a realistic operations allowance will keep this facility in operation well into the future



6

McKillop Shop

81549 North Line, Winthrop

- Primary operations base for the Water & Sewer Department
- Substantial Expansion/Renovation in 1987
- Property includes main shop, and office building.
- Shop 107' x 56' (5992ft²)
- Office 34' x 24' (816ft²)



7

McKillop Shop

Main Shop Features

- 4 vehicle bays
 - 2 bays can accommodate fully equipped graders
 - One for a plough truck
 - One for light vehicles (Water & Sewer Dept)
- Serviced with a well and septic system
- Propane heat for vehicle bays
- Most of the lot is paved with minimal outdoor storage
- Diesel fuel tanks located on site (clear & coloured)
- Upgrades in the past 5 years:
 - New bay doors
 - New tube heaters
 - Snow stops, snow guards and eave trough
 - New well system



8

McKillop Shop

Main Shop Features

- Office
- Lunchroom
- Bathroom
 - Heat for these smaller rooms is provided by baseboard electric heat
- Parts storage(on second floor)
- Mezzanine storage

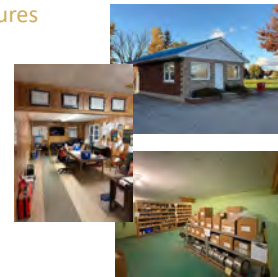


9

McKillop Shop

Office Building Features

- Office space (3 workstations)
- Secure vault
- Meeting area
- Bathroom
- Basement parts storage
- Heated with baseboard heat
- Provides water to neighbouring property (81523 North Line)



10

McKillop Shop

General Notes

- Shop is in fair to good condition
- Office building has proven to be useful as a base of operations for the Water and Sewer Department
- While not as large as the other shops, its central location provides an excellent hub for winter maintenance activities and facilitates equipment distribution between the north and south ends of the municipality.



11

Oak Street Shop

35 Oak Street, Seaforth

- Former Town of Seaforth shop
- Provides base of operations for Festival Hydro (lease - 2 bays)
- Secondary storage facility for Public Works Department
- Property includes main shop, salt/sand storage, and sewage pumping station.
- Shop 118' x 50' (5900ft²)
- Salt/Sand Storage 22' x 22' (484ft²)



12

Oak Street Shop

Main Shop Features

- 4 bays
 - Capable of accommodating plough trucks, however not long enough for graders
 - Natural gas tube heaters for the vehicle bays
- 3 offices
 - baseboard electric heat for smaller rooms
- Lunchroom (second level)
- Bathroom
- Parts storage (second level)



13

Oak Street Shop

General Notes

- Property is serviced with municipal water and sewer
- No fuel is stored on site for heavy trucks
- Solar panels fixed to south facing roof
- Outdoor lot/space
 - Most of the lot is gravel
 - Small amount of aggregate storage for emergency repairs
- Sewage Pump Station building located on the property is not part of this review.
- This shop could use some capital improvements but is in fair condition. With minimal use, the facility is maintained as such and serves its purpose.



14

Closing Remarks

The operational budget for building repair and maintenance for all public works buildings is \$25,000 (2025). This value has been sufficient to complete repair and maintenance items as well as make small improvements when possible.

Capital improvements/upgrades to these facilities typically range in cost between \$20,000 - \$50,000, dependent on the type of upgrade. Capital improvements to the bay doors, roofs, and heaters are all examples of how these facilities are being maintained.

Even though not part of this review the condition and capacity of the shops in the northern part of the municipality were considered as part of the building consolidation. It was noted that the Grey Shop on Newry Rd. is in good condition but over capacity with respect to the vehicles it needs to house. Of all the public works shops the Grey shop is in the most need of expansion.



15

Closing Remarks

Overall, the buildings that have been included in this review are in good condition and meet the needs of the municipality and staff. Continuing with modest capital investment and operational budget in these buildings is key and allows the municipality to maintain the current level of service it has come to know.

Given the current condition of the facilities and considering the specific operational requirements for Fire and EMS services it is not recommended that Public Works participates in a joint facility.



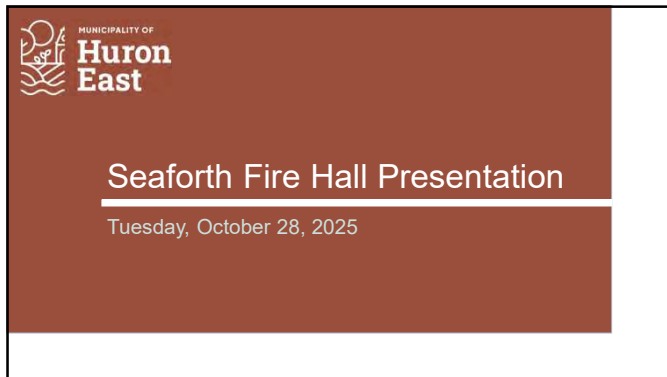
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Closing Remarks

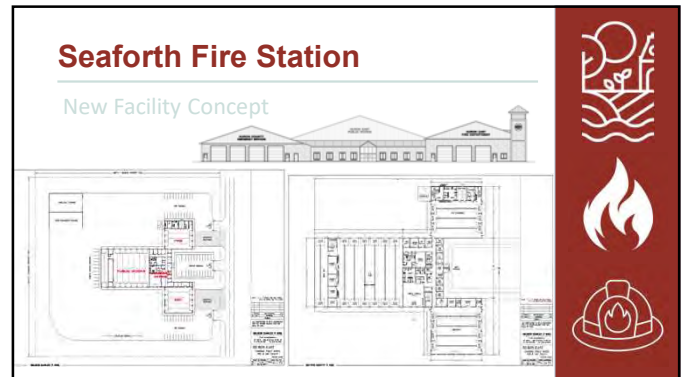
Questions?



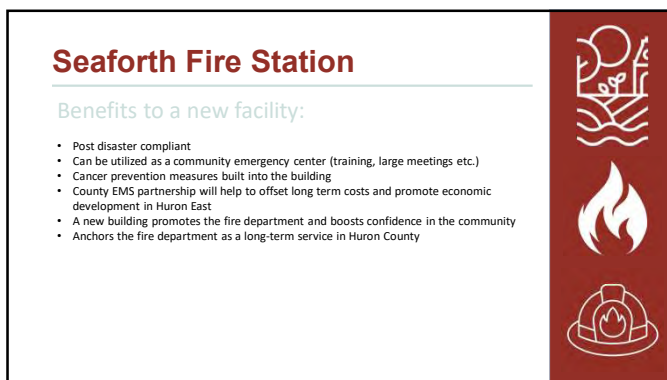
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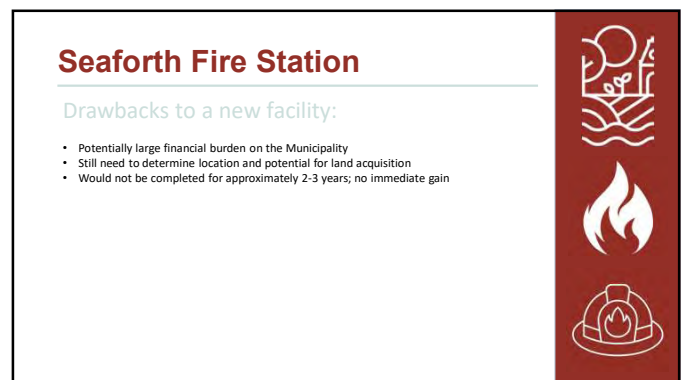
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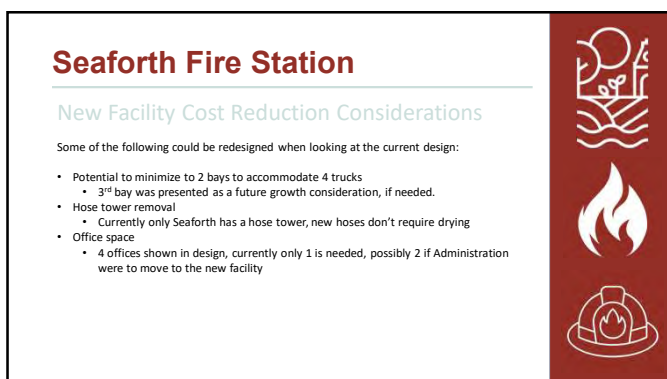
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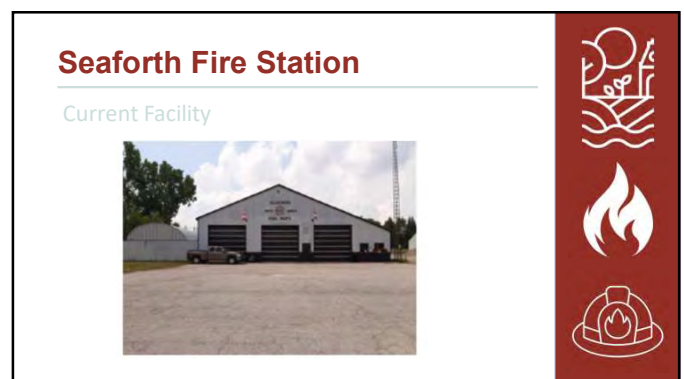
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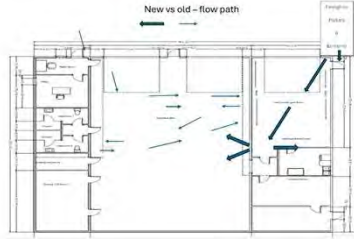
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6

Seaforth Fire Station

Renovation Concept



7

Seaforth Fire Station

Redesign Upgrades	Cost
North east parking lot paving	\$75,000
Modification to entrance fence	\$10,000
Install backup generator and transfer switch	\$100,000
Bunker gear room modifications	\$60,000
Heating, air exchange, gear room	\$45,000
Move office and renovate radio room	\$20,000
Bathroom upgrades	\$100,000
New entrance windows and doors	\$25,000
Plumbing and heating pipe upgrades	\$35,000
Concrete work	\$60,000
Painting and steel replacement Exterior	\$90,000
Painting and steel replacement interior	\$50,000
Total	\$670,000

8

Seaforth Fire Station

Benefits of upgrading existing facility:

- Upgrades can be completed in stages, spreading out the costs over several years and can be prioritized by within 1-5 year plans
- Land purchase or acquisition is removed from the equation
- Station can maintain operations during renovations
- Provides for continuity and stability for staff
- Energy cost savings

9

Seaforth Fire Station

Drawbacks of upgrading existing facility:

- Putting a lot of investment into a 47 year old structure
- Current building will never be post-disaster
 - If the renovation requires it to go beyond current footprint, post disaster will be required.
- Public image may remain outdated
- Unknown costs as work begins due to the age of the building
- Ongoing costs over the next 25 years with upgrades to parts of the building that weren't renovated

10

Seaforth Fire Station

Step process:



11

Seaforth Fire Station

Recommendations:

- Move forward with a new facility opposed to Large scale renovations
- Pursue partnership opportunities with EMS and Fire
- Review design concept to identify further cost savings.
- Install new windows and doors to existing Firehall
- Do minor alterations to existing firehall to make it functionable for the next 2-3 years

12

Huron East Fire Department

To: Mayor MacLellan and Members of Council
From: Steve Boyer, Fire Chief
Date: November 4, 2025
Subject: Fire Department Fire Service Review – Recommendations Update

Recommendation:

To be received for information.

Background:

Emergency Management Group (EMG) was contracted to conduct a comprehensive analysis of current and forecasted fire service delivery needs for the municipality of Huron East which was received by council on June 24, 2025.

Comments:

Out of the analysis came 48 recommendations related to various operational sections of the fire department, intended to strengthen the service we provide or bring into compliance with current regulations.

The fire department administration was tasked to take an in-depth review of each recommendation contained in this Fire Service Review (FSR) and return to Council with a plan to address these recommendations.

Fire administration has developed a strategic action plan to address these recommendations that includes achievable timelines, required resources, feasibility and prioritization, outlined below:

Agreements and By-laws

#	EMG Recommendation	Action Plan	Priority	Timing
1	Fire Administration to review by-laws that affect the daily operations of the fire department	The By-law was renewed in 2025 and will be reviewed annually with any new regulations	High	Ongoing

#	EMG Recommendation	Action Plan	Priority	Timing
45	Review the opportunity to repeal bylaw 27-2011. An agreement is made between the Municipality of Huron East and the Municipality of West Perth to support each other's jurisdiction under a mutual aid agreement	Agreement is currently in negotiation between the respective Fire Chiefs	High	Early 2026
46	The Municipality of Huron East and its Fire Chief review and update all Automatic Aid Agreements as needs change to ensure the residents receive the best fire protection available	All agreement negotiations are in progress or are slotted for discussion for next year.	Medium to High	2026
44	The Fire Chief is to review and update the mutual aid participation By-law 26-2008 and present the updated version to Council for their consideration and passage	This is to be discussed at the County Chiefs meeting.	Low	2025

Standard Operating Guidelines:

#	EMG Recommendation	Action Plan	Priority	Timing
4	Establish an SOG Committee representing all divisions of the HEFD that develops new SOGS and reviews current ones regularly	Fire Chief to develop SOGs and SOPs then flow down to all officers for review and comment; Fire Chief will issue final version and circulate to all stations for implementation	High	Ongoing
35	The HEFD develops the following programs to be compliant with Ontario	There is ongoing activity with SOGs to incorporate these items. HEFD will continue to strengthen	High	2025-2026

#	EMG Recommendation	Action Plan	Priority	Timing
	mandates: Cancer prevention, respiratory, PTSD Prevention	programs supported by SOGs for cancer prevention and respiratory and work with external resources for PTSD prevention		
33	As part of the cancer prevention requirements, the HEFD needs to develop a formal program that includes screening procedures and protocols. Purchase decontamination equipment to be used at the scene of the fire. Have procedures in place for transporting soiled gear back to the station, including clear bags and tagging	Fire Chief is working in collaboration with the County Chiefs to develop a SOG for decontamination that will be used at every station and during mutual aid situations.	High	2026
9	The HEFD should revise, revamp or create specific Operational Guidelines that focus on issues relating to public education, inspection procedures, and fire investigation activities as detailed in section 3.2 of the report	Part of the overall SOG development	High	2026
17	All stations update all SOGs to ensure they meet today's needs for the station and place them in the new records management system. This will ensure all three stations are operating under the same guidelines	Part of overall SOG development.	High	2025-2026
20	A policy needs development that includes when SCBAs must be worn	Part of overall SOG development	High	2025-2026

Training and Development

#	EMG Recommendation	Action Plan	Priority	Timing
15	It is recommended that the Fire Chief and the training officers identify a training path for members to attain certification in NFPA 1001 Level 1 by July 1, 2026	Currently in progress with Firefighter 1 completed in August 2025; Firefighter 2 targeted for December 2025 and Hazmat early 2026	High	Ongoing
24	All officers be trained to NFPA 1521 for an incident safety officer	July 1 compliance needs to be completed before continuing to NFPA 1521 in early 2027	High	2027
14	When District Chiefs meet with training officers, they discuss annual training program developed in their meeting with the Fire Chief	Training will be coordinated by Fire Chief and Training Officer and reviewed and discussed at each training officer meeting	High	Early 2026
13	Annually the Fire Chief meets with District Chiefs before the beginning of each year to discuss and develop next year's training program for the HEFD	1 year training schedule will be developed by the Fire Chief and Training Officer	High	Ongoing
22	HEFD develops a formal officer training program for those wanting to be promoted in the future	Development plan has been presented to officers, then will be circulated to firefighters.	High	Ongoing
7	Increase administrative support for each division (training suppression and fire prevention) in line with departmental growth	Once certification is complete more resources will be available to helping divisions	Medium	2026
8	HEFD expand its public education activities and appoint 3	NFPA 1035 is part of the new firefighter	Medium	Fall 2026

#	EMG Recommendation	Action Plan	Priority	Timing
	part-time (volunteer) public education officers to the NPFA 1035 standard from within their existing staff (one in each station) to work with the full-time FPO to develop a comprehensive and focused fire safety education program for the community	development plan and officer progression. Currently firefighters are focused on certification for 1 & 2. Once these are complete training on public education and fire inspection will be prioritized		
10	Additional staff members should be trained and qualified to conduct more formalized fire investigations per NFPA 1033	As officer development continues, training in fire investigation will be part of the development plan. It is the expectation that all current and future officers will take one skill development course per year, including NFPA 1033	Medium	2027
18	HEFD to have annual live burn training for all three stations. Have the Fire Chief provide business case to Municipal officials supporting either a fixed training facility or the purchase of a mobile training unit for Live Fire Training	The HEFD will continue to sue the methods available to conduct live fire training such as old houses or the use of a OFM training trailer. The resource suggested should be developed in partnership with all of Huron County	Medium	2027

Emergency Management:

#	EMG Recommendation	Action Plan	Priority	Timing
12	HEFD should expand its inspections and fire code enforcement activities by transitioning the current FPO role from a part time, shared position to a full-time dedicated position and that the persons conducting inspections and code enforcement on behalf of the municipality be trained to a minimum of NFPA 1031 Level II standards	Inspections and code enforcement will be completed by the Fire Chief. In the interim basis negotiations are in place with neighbouring municipalities to complete these requirements.	High	Early 2026
28	Develop a preventative maintenance program for the radio system, including back up plan for infrastructure failure	HEFD an entire audit of the truck and handheld radios. Other areas of the radio system are being explored	High	2026
29	The Municipality needs to complete a radio system audit of the entire system to identify deficiencies and make recommendations that will improve radio coverage. Doing so may identify the need to switch the current system to simulcast technologies, strategically placing additional radio towers to improve radio coverage while enhancing firefighter safety. The completed audit should identify a short- and long-term remediation plan to provide seamless municipal radio communications.	This requires an in-depth analysis of all aspects of HEFD communication systems. Conversations are currently moving forward with MRC.	Medium	2027
5	With the completion of the Community Risk Assessment and this Fire Master Plan, the	Current workload and resources restrict major activity. The Fire Chief	Medium	2026-2027

#	EMG Recommendation	Action Plan	Priority	Timing
	Fire Chief should utilize the components of the two documents recommendations for developing and implementing the Community Risk Reduction Plan.	is evaluating possible partnerships with neighbouring municipalities.		
41	More comprehensive training documentation should be developed and maintained for all training activities (including those of the people who make up the ECG). It is necessary to confirm compliance with EMCPA.	Training records are maintained through Citation Canada. The CEMC holds the training records to ensure compliance with EMPCA.	Low	2026
42	More frequent meeting schedules should be developed for the Emergency Management Program Committee. Ensure a formal, flexible annual work plan is created with quarterly activities identified	The Committee meets on an annual basis, and additionally, as needed.	Low	2026

Budgetary Items:

#	EMG Recommendation	Action Plan	Priority	Timing
47	Finance and Fire department administrators collaborate to identify future operating budget requirements related to increased costs for OFM certification (training) requirements.	The Fire Chief and Treasurer worked together to develop the operational and capital budget which includes training requirements.	High	2026 Budget
48	Finance and Fire department administrators collaborate to establish a strategy for Council approval that properly funds the fire department's Equipment and Vehicle Reserve	Consistent contributions to reserve funds is a part of the financial strategy.	High	2026 Budget

#	EMG Recommendation	Action Plan	Priority	Timing
36	Begin the budget process and planning for the replacement of the Seaforth Fire Station	Staff are exploring partnership opportunities with Huron County for a combined Seaforth Fire/EMS station	High	2025
34	HEFD budget for a proper exhaust extraction system for each station that uses direct connect at the source technology per Section 21 GN 3-1 Controlling Exposure to Diesel Exhaust	Fire Chief is developing a plan to remove turn out gear from the apparatus floor in the Seaforth and Grey Stations	High	2026-2027
37	Install a diesel exhaust system at each fire station	Building exhaust fans are more practical retrofit option; each station will be evaluated for the most practical solution with consideration to cost and effectiveness.	Medium	2026
30	The Municipality should establish a capital reserve account for present and future upgrades, including life-cycle upgrades. Consideration should include the purchase of intrinsically safe portable radios in this process	A capital reserve account has been established. Intrinsically safe radios are not required based on the Huron East environment.	Medium	2026 Budget
43	Huron East to establish a modest but dedicated budget allocation for EP activities, including the annual exercise, and that the community move towards implementing a full-scale exercise within the next 3-year horizon	Huron East participates area municipality training in areas such as Blyth and Clinton. Focus is currently on legislated training.	Low	2026

Lower Priority Items:

#	EMG Recommendation	Action Plan	Priority
39	HEFD apply and train to achieve its accredited Superior Tanker Shuttle service certificates for each station	The required compared to the return of investment to the value of the municipality places this as a low priority	Low
31	HEFD initiate a pre-incident plan program with an individual assigned as the program's coordinator. Ensure all plans comply with NFPA Standards and Section 21 Guidelines. Acquire tablets for frontline apparatus with access to the plans and other apps relevant to the needs of HEFD.	This can be a benefit to urban areas but technology restrictions in rural area makes the technology unreliable. This will require a 2–3-year timeline to establish reliable Wi-Fi throughout Huron East.	Low
6	HEFD promotes the value of residential sprinklers during the planning stages of new residential developments	Fire Chief is seeking long term data on the success rate and statistics as this has not been proven enough to be mandated.	Low
11	The Fire Chief should clarify and establish protocols for prosecuting fire code offences in keeping with Corporate legal standards and practices.	The Fire Chief would recommend moving to the Administrative Monetary Penalty (AMP) system, this item would require further investigation and collaboration with other departments such as the Clerk's Office for by-law enforcement.	

Completed items:

#	EMG Recommendation	Action Plan	Timing
40	The three existing emergency planning by-laws created in 2017 be updated and consolidated	Two bylaws were combined and updated in 2025, with remaining one an agreement with Huron County for having the Primary Emergency	Complete

#	EMG Recommendation	Action Plan	Timing
		Management Coordinator for Huron East	
3	Review of the Fire Board By-law 41-2023 composition to be considered. Along with a decision as to the value of continuing with a Fire Board	Fire boards were disbanded.	Complete
2	HEFD develops a Vision and Values statement to support the Mission Statement and includes them in the Establishing and Regulating By-law Schedule	Statements have been updated	Complete
19	It is recommended that the HEFD develop an SOG that details the process for grandfathering any firefighter according to Ontario Regulation 342/22	This item is considered obsolete due to the grandfathering process being closed in early 2025	Complete
21	Grey Station to develop a current auto extraction program to ensure everyone has proper training	All stations participate in the same training per NFPA Firefighter 2 training; no additional activity above the current standard is required.	Complete
26	HEFD creates a career development program to determine the level of training required for all positions	Developed by Fire Chief.	Complete
27	HEFD develops a succession plan to ensure there is always someone in line to take a position if someone higher were to leave.	Firefighter development has been created for station members and in place for Fire Chief	Complete
32	The Fire Chief to develop ongoing bunker gear replacement schedule in which the replaced gear becomes spare.	PPE inventory has been completed, and all gear is under 10 years old with 10 spare sets available	Complete

#	EMG Recommendation	Action Plan	Timing
38	HEFD analyze opportunities to install additional dry hydrants in strategic locations.	Dry hydrants are complicated which require involvement from DFO and MTO and concerns with winter maintenance. The HEFD is not in a position dedicate any resources to this item.	Complete

Financial Implications:

Some action plans will have a financial implication. Staff will bring forward any action items that require additional resources or budget allocation as we progress through each action item.

Communications:

The Fire Chief will continue to provide updates to Council regarding the progress of the Fire Master Plan recommendations.

Signatures:

Steve Boyer, Fire Chief

Jessica Rudy, AMP, CAO

Present:

Directors: Maureen Agar, Shelly Stanley, Councilor Bob Fisher, Justin Phelan, Shannon Craig, Kelly Miller, Randy Nixon,
Municipal Staff: EDO Taralyn Cronin
Guests:
Regrets: Anette Scarrow, Bevin Witmer

1.0 Welcome everyone by Chair Shelly.

2.0 Adopt revised Agenda for September, 2025..added to agenda under Business Arising: update EDO on Homecoming and New Business Bob Fisher re: food truck

Moved by Shannon Craig to accept regular meeting agenda of July 7th, 2024, seconded by Justin Phelan. Carried.

3.0 Deputations: none

4.0

5.0 Minutes of July 7th, 2025

Moved by Randy Nixon, seconded by Bob Fisher to accept minutes of June 9th, 2025 Carried.

6.0 Declaration of Conflict of Interest: none

7.0 Business Arising from Minutes:

(7.1) Shop to Win: Secretary Maureen had Directors Shannon and Kelly do honours of the third 'Shop to Win' draw. Our July and August draws each had over 350 entries! Notice new names as entries are counted, so the interest in the draw grows and helps support shopping local.

(7.2) Homecoming 2025: Wasn't that a party! From all indications the Seaforth Homecoming 2025 was a wonderful success for the organizing committees and participants. The weather was beautiful.

1) Seaforth Summerfest, once again, was a complete success with close to 2000 people enjoying the free event. Congratulations were given to Brenda Campbell and her great crew for making this a much anticipated event. Because Brenda was also Chair of Homecoming, and has many duties to clean up we will be receiving the final budget next month.

2) The Homecoming Parade was so much fun! The crowds were great and every entry into the parade was super. The Seaforth BIA float was fun to decorate and had lots of fans!

3) EDO Taralyn on Homecoming: Open Doors was a great success at Homecoming with over 4500 touring. Cardno Hall had over 700 go through it and Town Hall had 400! There was 21 venues to visit. Well done by Taralyn and all the volunteers.

4) Director Bevin on Car Show -report next month

5) Thoughts on Homecoming were very positive. Director Justin said his BBQ on Friday was well received and the dances and meals were all a success. Summerfest was a complete success as well. Comments on improvements were few: more Washroom signs, School gatherings in one building as some couples had to split up, and something for tweens. All in all everyone had a wonderful time, the weather was perfect and it was a fantastic Homecoming.

6) Date to be determined for AGM. The Huron East treasurer requested budgets be presented to her by Oct. 31.

(7.3) Happy to report that we will be working on the Christmas Orbs this month so that they are ready for November when they will be put up. Also, the BIA Centre building was rearranged and shelves were built. A past Chair of the BIA, Tracey McKee talked to me about making sure we label everything and store our property in a spot that is easy for the next BIA members to find and use. This month, my volunteers and I will move as much as possible from the Red Shed behind town hall and store everything on shelves with labels. I will have a show and tell when it is done. The wooden slat Christmas trees will be done next month.

8.0 New Business

(8.1) Projects:

1) Met with volunteers about decorating garbage containers and BIA Parkette for fall and winter. We have decided

to dismantle old Christmas to use to make Christmas decorations for garbage tops so we don't have to worry about dead greenery. We discussed flowers for next year and we are cognizant on the rising costs. The support of the Huron East Trust makes it financially better for the BIA. One metal rocking chair had to be thrown out as a leg broke off (lots of rust and soft metal so not fixable.) I think the second one will also need to be discarded soon, as it looks like it will soon break and we don't want anyone injured. A bench can be built for there next year.

- 2) Have been watching the BIA account and we do have a surplus so an idea for a project came to mind. We have the new banners for next summer. EDO Taralyn and I will make sure they are done for 2026. However, they have already been paid for so that is no expense to us. During the winter though, after the removal of the Veteran banners, the poles seem empty. Thoughts were on getting 'winter' banners made to brighten up the Main Street. These banners would be put up when Vet banners are taken down and taken down when summer banners are put up, so there is no extra work for our great Maintenance crew! The banners would be bright and cheery...and not Christmasy so they could stay up till Apr/May. One idea was to have winter birds of Huron County on them. We would only put up one banner per pole this year. Artech gave an estimate of \$125 per banner and we would need 16, which totals \$2000.00. Thoughts?

Discussion was held on the idea for new banners but it was the consensus to get an estimate to redo the Marching Band mural, which has deteriorated over the years. There is money in the budget reserves (approx. \$10000) for repainting or redoing in special materials by Artech. The mural money comes from a draw held many years ago for murals. New banners for over winter will be discussed in new year.

- 3) Councillor Bob Fisher asked the Seaforth BIA directors for opinions on the possibility of a food truck for Huron East. The food truck would go to special events throughout Huron East as well as be on streets of our towns at different times. The owner is requesting a year round permit. The BIA felt that he should pay the BIA levy as the truck would work as a business in downtown Seaforth.

9.0 Unfinished Business

(9.1) Summerfest and Easter Egg Hunt need to be discussed in fall for 2026 -Secretary Maureen will talk to organizer Brenda Campbell about her intentions of running the event again in 2026.

10.0 Correspondence-

(10.1) The Seaforth Homecoming committee asked if the BIA had a place to store event parking signs etc and they were told that there will be room in the Seaforth BIA building. They will be labeled and many will know where they are do that if an event happens they are available.

11.0.

Next Meeting at Call of Chair Monday, October 6th at noon in person

12.0 Adjournment

Moved by Shannon Craig/Kelly Miller to adjourn meeting at 1:10 pm.

Chair..... *Shelly Stanley*

Secretary..... *Maureen Agar*

**Seaforth BIA Annual General Meeting
Wednesday, October 30th
at 6:00pm, 2024
Seaforth Town Hall**

1.0 Chair Shelly Stanley welcomed everyone to the meeting.

Present: Maureen Agar, Shelley Stanley, Randy Nixon, Councillor Bob Fisher, Bevin Witmer, Shannon Craig, Kelly Miller, Anette Scarrow

Guests: C.A. Doig, Justin Phelan

**2.0 Moved by Anette Scarrow, seconded by Shannon Craig to adopt AGM agenda of October 30th, 2024.
Carried**

3.0 Pecuniary Interest – none declared

4.0 Nominate temporary Chair:

**Maureen Agar nominated Bob Fisher to be temporary Chair of 2024 AGM, seconded by Bob Fisher.
Carried.**

**5.0 Moved by Bevin Witmer, seconded by Kelly Miller to adopt AGM minutes of November 8th, 2023.
Carried.**

Business Arising: Director Laurie Guichelaar needs to be replaced.

6.0 Appointment of Directors for 2025-2026:

Moved by Maureen Agar, seconded by Randy Nixon to nominate Justin Phelan as a new Director for 2025-2026. Carried.

Shelly Stanley, Maureen Agar, Bevin Witmer agreed to stand for 2025-2026 as Directors of the Seaforth BIA. Shannon Craig, Randy Nixon, Kelly Miller and Anette Scarrow agree to stand for 2024-2025.

Moved by Randy Nixon, seconded by Shannon Craig to accept the appointments of Shelly Stanley, Maureen Agar, Bevin Witmer for directors for 2025-2026. Carried.

Moved by Bevin Witmer, seconded by Shelly Stanley to accept the appointments of Shannon Craig, Randy Nixon, Kelly Miller, Anette Scarrow who agree to continue to stand for 2024-2025. Carried.

Motion made by Shannon Craig to nominate Shelly Stanley as Chair for 2025, seconded by Bevin Witmer. Carried.

Motion made by Bevin Witmer to nominate Maureen Agar as Secretary for 2025, seconded by Randy Nixon. Carried.

7.0 Secretary Maureen Agar spoke on the accomplishments of the Seaforth BIA in 2024.

Seaforth BIA Accomplishments 2024

Seaforth BIA applied for a 2024 S.L.E.D. (Supporting Local Economic Development) grant from Huron County to assist in the beautification of the Main Street. The request for \$5000

was accepted and this money helped support the building of the new garbage containers. They were built by local volunteers. The garbage containers have a beautiful plant area on top and this year the flowers looked wonderful. Each year we will be planting flowers that co-ordinate with our hanging planters. The new containers made the collection of garbage much easier for our 'South Patrol' gang. Much googling of the internet found that visible/attractive garbage containers were more likely to be utilized. This piece of information was very interesting, and we hope that it proves true on our Main Street. We also were able to give our black planters, tended by our 'plant parent BIA members' a facelift with gold bond decals. The final project will be paint nights with locals, who will paint indigenous flowers on 1' x 1' squares of special Crezon plywood. These 'mini murals' will be displayed around Main Street and back alleys to beautify the areas next spring.

The Easter Egg Hunt and Summerfest organized by volunteer Brenda Campbell were both a great success! The Easter Egg Hunt co-ordinates with the Seaforth Centenaries, who hold a pancake breakfast (by donation) before the big hunt! Thanks to both Brenda, her volunteer helpers, and the Seaforth Centenaries.

The 2024 Seaforth Summerfest was an astounding success with over 1500 in attendance to this free family event. The music supplied by the Tanner Steffler Foundation rocked Main Street all afternoon! The kids loved the inflatables, face painting, games and everyone also enjoyed the delicious foods served up by our very own restaurants and food merchants!

The Shop To Win contest is once again proving to be a success. In 2023 over 1700 entries saw 8500 receipts from local businesses. This year the BIA had to purchase a larger container for the number of entries....remember each entry has 5 receipts from local BIA merchants. We will surpass 2023 entry numbers for sure this year! Winners of each month enjoy the phone call telling them about their luck and thanking them for their support of our local downtown merchants!

Moved by Bevin Witmer, seconded by Anette Scarrow to accept the recap of accomplishments by the Seaforth BIA in 2024. Carried.

7.0 Draft Budget: Secretary Maureen Agar presented **2025-2030 Draft Budget** : discussions were held on what monies were to be spent on advertising, promotions, and 2024 SLED project. Our reserve fund sits at approximately \$20,000.00 at the end of the 2024 budget. The reserve will help with Homecoming '25. Part of the reserves (approx. \$9000) is mural funding collected in 1995 to be used to refurbish the murals in the BIA or place new ones up.

Moved by Randy Nixon, seconded by Shannon Craig to ratify Seaforth BIA 2025 Draft budget and forecasts for 2025-2030. Carried.

7.0 Correspondence: none

8. Adjournment: Next AGM meeting to be determined.

Moved by Randy Nixon/Bevin Witmer to adjourn at 6:27 pm.

Chair.....*Shelly Stanley*

Secretary.....*Maureen Agar*



MINUTES

BUDGET COMMITTEE

Thursday, October 9, 2025

Ausable Bayfield Conservation Authority Boardroom
Morrison Dam Conservation Area

DIRECTORS PRESENT

Ray Chartrand, Adrian Cornelissen, Steve Herold, Jaden Hodgins, Dave Jewitt, Dave Marsh, Wayne Shipley, Marissa Vaughan

DIRECTORS ABSENT

Joey Groot

STAFF PRESENT

Andrew Bicknell, Donna Clarkson, Tina Crown, Cassie Greidanus, Abbie Gutteridge, Davin Heinbuck, Brian Horner, Tracey McPherson, Nathan Schoelier

CALL TO ORDER

Chair Ray Chartrand called the meeting to order at 9:30 a.m., welcomed everyone in attendance and read the Land Acknowledgement Statement.

ADOPTION OF AGENDA

MOTION #BD 66/25

Moved by Steve Herold
Seconded by Jaden Hodgins

“RESOLVED, THAT the agenda for the October 9, 2025 Board of Directors Budget Committee meeting be approved,”

Carried.

DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest at this meeting or from the previous meeting.

DISCLOSURE OF INTENTION TO RECORD PROCEEDINGS

None.

PROPOSED 2026 BUDGET

General Manager Davin Heinbuck provided an overview of the 2026 budget preparation by staff, as well as the format for the information session. Each department will present the budget for their program and a summary of the individual projects that are proposed for 2026. The five-year forecast will also be presented with the draft budget. Staff prepared the budget with a 2.5% wage increase on the pay grid.

Corporate Services

Davin Heinbuck presented the consolidated Corporate Services budget and provided an overview of the services provided by this department. Corporate Services provides assistance to all departments, the Board of Directors, the Foundation, Land Trust, municipalities and the general public. Two new projects are proposed for 2026. The first is to replace the current underground fuel tanks by the Ausable Bayfield Conservation Authority (ABCA) workshop. At present, these fuel tanks are not leaking, but considering their age and construction, it is recommended that they be replaced with above ground fuel tanks. The second project is to find an IT partner/vendor who will provide managed IT services including networking support, monitoring, and a remote backup with disaster recovery planning. The project will also allow for an assessment of cabling, equipment and internet services to determine the feasibility of a Voice over IP phone system for the future.

Education

Cassie Greidanus, Conservation Education Coordinator, presented the Conservation Education budget. Revenue for providing effective and meaningful outdoor education experiences comes from the municipal levy, program fees, donations, foundations, and fundraising. Staff promote environmental awareness through classroom programs, field trips, day camps, the water safety awareness program, community presentations and special events. 2025 saw the addition of a part-time educator, Julie Stellingwerff, which has helped tremendously for school programming. There were also increased day camps, which allowed for more revenue generated. Staff plan to continue with increased day camps in 2026. Staff also will continue to apply for various grant opportunities, which will help subsidize programming.

Floodplain Management

Andrew Bicknell, Water and Planning Manager, with help from Davin Heinbuck, presented the four main components of the floodplain management program. They include the maintenance of 16 erosion control projects, 7 flood control projects, the flood forecasting and warning system and the Port Franks ice management project. Since 1996 the Ministry of Natural Resources (MNR) has provided a 50% grant toward three of the projects; however, for 2026 the MNR funding will only cover 17.6% of the actual program cost. In 2026, staff propose that a Dam Safety Assessment should be completed for both Parkhill Dam and Morrison Dam. Staff will apply to the MNR for a grant under the WECl program, which would cover 50% of the project. The remaining 50 % would come from the Category 1 Operating Levy, as well as the Special Benefitting Levy. 2026 will also see the completion of the Watershed Hydrology Model, which was a phased project over three years.

Other ongoing projects include the annual monitoring of channel configuration in the Ausable River Cut, as well as the Armstrong West Erosion Control project.

Drinking Water Source Protection

Andrew Bicknell presented the Drinking Water Source Protection budget. There are no levy dollars allocated to the Drinking Water Source Protection budget. The Province funds ongoing mandatory implementation responsibilities for Source Protection Authorities. The implementation body for each source protection policy coordinates implementation costs. The current approved budget is in place until March 2027, at which time staff will submit another 3-year workplan and budget to the Ministry of Environment, Conservation and Parks.

By agreement, ABCA delivers Risk Management Services for eight municipalities. These agreements are in place until December 2026.

Environmental Monitoring

Davin Heinbuck, Andrew Bicknell, Tracey McPherson, GIS/IT Supervisor, and Nathan Schoelier, Stewardship, Conservation Lands and Education Manager, presented Environmental Monitoring and the Planning and Regulations program project factsheets and budgets. In some cases, funds are deferred to meet the funder's year end. Nathan Schoelier explained that some projects are fully funded through other partners, but that the project levy contribution often leverages other sources of funding, some substantial, to undertake environmental and monitoring projects. An example of one such program is the Ausable River Recovery project. There are no new projects proposed for 2026. Ongoing and phased projects include the C.A Maps Project, Core Dataset Update and Maintenance, Water Monitoring (including Provincial programs and local programs), Drain Review and Fisheries, Low Water Response, Spills Response, Healthy Watersheds projects and Ausable Bayfield River Stewardship. The GIS and IT related projects support all staff in the day-to-day work of the conservation authority.

Property Management

Nathan Schoelier, Stewardship, Conservation Lands and Education, noted that the ABCA owns 3667 hectares of land across and includes management areas, conservation forests, agricultural land, as well as conservation areas. These lands contribute to the health of the watershed by promoting forest cover, surface and groundwater protection, flood control, aquatic species and wildlife habitat and community well-being. Property management revenue is generated from timber harvests, farmland rental and the Parkhill CA campground lease, and offsets the cost of property taxes, insurance, risk management inspections and property maintenance. In 2026, a phased project, updating ABCA Managed Forest plans, is slated to begin in 2026 and carry into 2027. Most ABCA land is taxed at a reduced rate under the Managed Forest Tax Incentive Program, and taxes are not paid on a small portion of land that qualifies for the Conservation Land Tax Incentive Program (CLTIP). Periodically, these Managed Forest plans need to be updated and resubmitted. The phased invasive species management project is scheduled to continue in 2026. The funds for this project

allow staff to continue managing species such as phragmites and giant hogweed, but also allow staff to manage several new invasive species populations annually.

Recreation Services

Nathan Schoelier explained that some ABCA owned properties are conservation areas that provide recreation areas for municipal residents and tourists. These properties are valued by the community and provide areas for exercise, education and increase property values of nearby properties. The routine maintenance of facilities at conservation areas is carried out by ABCA employees. Revenue is generated by gate fees at Rock Glen Conservation Area, which have remained elevated since the pandemic, hunting passes and community donations. Two projects are proposed for 2026. The first is a phased project that will update the conservation area management plans in accordance with the Conservation Lands Strategy. In 2026 staff plan to update the management plans for Bannockburn Conservation Area and Clinton Conservation Area. The second project is for conservation area major maintenance, including the replacement of a boardwalk at Morrison Dam Conservation Area, the rehabilitation of an accessible trail at Rock Glen Conservation area, as well as the replacement of several hydro line poles at Rock Glen Conservation area, which supply power to the gatehouse, museum and washroom.

Private Land Stewardship

Nathan Schoelier reviewed the private land stewardship budget wherein staff provide one-on-one technical advice, site visits, and assistance with paperwork in connecting landowners with cost-share funding to maximize grants for their stewardship projects. ABCA staff aim to help complete at least 100 projects each year and typically do more. Expenses in the stewardship program are offset with tree sales, providing tree planting plans, phragmites management spraying and forest management plans for clients. Pending funding, some of the cost share programs that may support projects include the Huron Clean Water Project, Forests Canada, Lambton County Stewardship Program, Perth County Stewardship Program, the Habitat Stewardship Program and Resilient Agricultural Landscapes. At present, it is unlikely that a stewardship program will run in Middlesex in 2026, but staff are glad to see the addition of both the Perth and Lambton programs. Less than 10 percent of the department budget is from the operating levy.

Vehicles and Equipment

Nathan Schoelier presented the vehicle and equipment motor pool budget. There is no operating levy required for the vehicle and equipment budget as the revenue received when charging mileage and equipment rates to the users' programs offsets expenses. Nathan reminded the Directors that at the September 18, 2025 Board of Directors meeting, a policy was passed that ties ABCA's mileage rate to the Federal rate. Additionally, a 2.5 percent increase was used on all other equipment. The tall grass prairie seeder that was to be purchased in 2025 had to be delayed due to unforeseen circumstances; however, the funds were deferred to make the purchase in 2026. The 2026 budget also includes the capital purchase of a pickup truck to replace a truck that is currently in the motor pool fleet.

Operating Levy – Category 3

Davin Heinbuck presented the proposed operating levy for Category 3 projects for 2026 at \$168,057 as compared to \$172,616 in 2025. This includes ongoing, phased, and new projects proposed for 2026. The Operating Levy – Category 3 dollars will be leveraged with other sources of funding to undertake projects totaling \$1,148,149.

Operating Levy – Category 1

The Operating Levy for Category 1 programs proposed for 2026 total \$1,383,516 in comparison to \$1,304,605 in 2025.

Proposed 2026 Budget

Staff prepared the budget using a pay grid with an increase of 2.5% for cost of living. There was some discussion about developing a future policy for the cost of living increase. Davin Heinbuck also presented the fee schedule. As part of the Conservation Authorities Act Update, there is still a freeze on fees related to permitting and regulations, so these remain the same as 2025, 2024 and 2023. The combined Operating Levies (Categories 1 and 3) and Capital Levy total \$1,591,667 (6.30 per cent increase) as compared to \$1,497,226 in 2025. Davin reminded the directors that not every program area is sustained by levy dollars, and that levy dollars leverage further funding from other sources.

Davin also presented the five-year forecast, noting that in the five-year forecast the initial budget for 2026 was a 19.70 per cent increase over 2025, but through staff discussion, the increase was decreased to 6.30 per cent. In addition, the Capital Levy of \$40,095 accounts for just under a 1.26 per cent increase within the total combined levy.

There was general consensus that Board members would be more comfortable with a budget increase in 2026 closer to 4.00 per cent over 2025, and asked if staff could investigate some ways to bring the budget down to that percentage increase.

MOTION #BD 67/25

“RESOLVED, THAT staff review the Proposed 2025 Budget and investigate options to bring the overall budget increase to approximately 4%.

Carried by Consensus.

Further direction and discussion will be held at the next Board meeting on October 23, 2025.

NEW BUSINESS

None

ADJOURNMENT

The meeting was adjourned by Wayne Shipley at 12:50 p.m.

Ray Chartrand
Acting Chair

Abigail Gutteridge
Corporate Services Coordinator

DRAFT

The Corporation of The Township of Stone Mills

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Tel. (613) 378-2475 Fax. (613) 378-0033
Website: www.stonemills.com



October 22, 2025

Sent Via Email Only

Re: Advocacy for Funds to Effectively Manage the Emerald Ash Borer Infestation

Please be advised that during the regular Council meeting of September 15, 2025, Township of Stone Mills Council passed the following motion,

Resolution 19-695-2025

Whereas the Emerald Ash Borer (EAB) infestation has resulted in a substantial increase in dead ash trees throughout Ontario, resulting in extensive ecological, economic, and public safety challenges;

And Whereas dead ash trees contribute to potential hazards, including falling limbs, compromised power lines, and blocked transportation routes, posing significant threats to public safety;

And Whereas removing and replacing dead ash trees is a costly undertaking that imposes financial burdens on municipalities, private organizations, and individual property owners;

Therefore, Be It Resolved That the Council of the Township of Stone Mills formally requests that the Provincial and Federal governments establish a dedicated fund to assist municipal governments, private organizations, and property owners in effectively managing the removal and replanting of trees, thereby addressing the aftermath of the EAB infestation.

Be It Further Resolved That funding support should encompass:

1. Grants for municipalities to fund community-wide removal and replanting initiatives.
2. Financial assistance for private organizations engaged in environmentally restorative work.
3. Subsidies for individual property owners to safely remove and replace dead ash trees.

And Be It Further Resolved That this request be forwarded to relevant Provincial and Federal ministries and agencies involved in environmental management, forestry, and public safety.

Be It Finally Resolved That a supporting letter be drafted and disseminated to other municipalities across Ontario to encourage regional advocacy and collaboration in addressing this ecological challenge.

Moved By Councillor Fenwick
Seconded By Deputy Woodcock
Carried

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



Brandi Teeple
Township Clerk
Township of Stone Mills
4504 County Road 4
Centreville, ON, K0K 1N0
Phone: 613 378-2475 ext. 225
Email: bteeple@stonemills.com

cc. Mark Carney, Prime Minister of Canada
Doug Ford, Premier of Ontario
Mike Harris, Minister of Natural Resources
Todd McCarthy, Minister of the Environment, Conservation and Parks
Rob Flack, Minister of Municipal Affairs and Housing
Julie Dabrusin, Minister of Environment and Climate Change
Marjorie Michel, Minister of Health
Ric Bresee, MPP Hastings-Lennox & Addington-Tyendinaga
Shelby Kramp-Neuman, MP Hastings-Lennox & Addington-Tyendinaga
Quinte Conservation
Canadian Food Inspection Agency
The Association of Municipalities of Ontario
All Ontario Municipalities



BY EMAIL AND MAIL

September 23, 2025

Mayor Bernie MacLellan
Municipality of Huron East
PO Box 610 72 Main St
Seaforth ON N0K 1W0

Dear Mayor MacLellan,

RECEIVED
OCT 21 2025
MUNICIPALITY OF HURON EAST

Re: Upcoming Mandate Review of Canada Post Could Affect Jobs and Services in Your Community

I am writing you to let you know that the Federal Government is planning a mandate review of Canada Post from October 2025 to March 2026. At this time, we do not have details regarding the format, process or terms of reference. We are very concerned that there is no guarantee of public or stakeholder consultation ([please see enclosure](#)).

I'd like to thank you once again for taking action during the Industrial Inquiry Commission (IIC) earlier this year. Unfortunately, it examined issues that were beyond collective bargaining and made some recommendations for drastic service cuts. Notably, these were in the form of post office closures and to resume conversion to community mailboxes – something the first Liberal Government after Harper was elected to stop.

CUPW's recommendations for expanded services, including things like postal banking, seniors check ins, community hubs, the reinstatement of an improved Food Mail Program, were rejected as a means to immediately address the financial challenges faced by Canada Post. This, despite the fact that many individuals, municipalities and organizations have supported our efforts over the years.

Canada Post also used the IIC to set up its demands for regulatory changes that could form the basis of the mandate review. We believe that regulatory changes should only be examined after Canada Post returns to stabilized operations, the full impact of the January 2025 stamp price increase is realized, and when parcel volumes reflect sectoral demand.

Canadians deserve to have their say on a public service they own. Our Federal Government must respect their voice, their needs, their communities, including those in rural, remote and Northern locations, workers and their rights, and safeguard public services and jobs – not try to quietly erode them.

I am asking your municipality to:

- 1) Pass a resolution asking for a delay on this mandate review,
- 2) Ask the Government to commit to a fully transparent, public process involving input and hearings from all stakeholders in all regions, and;





- 3) Make a written and/or oral submission to the upcoming mandate review – if you have the capacity and depending upon how the review is structured.

Should you have any questions or concerns, please feel free to reach out to me via Vanessa Murenzi at vmurenzi@cupw-sttp.org

Thank you for your attention to this matter.

Sincerely,

Jan Simpson
National President
Canadian Union of Postal Workers

Encl.

PS - We are pleased to see some municipal-level pushback around the unilateral change in delivery practice for the red flags on rural mailboxes. This has raised concerns, in particular for elderly residents and those with mobility issues, who now have to go to their mailbox to check for mail.

C.C.:

National Executive Board
Regional Executive Committees
CUPW Locals
CUPW Specialists

/mlg cope 225





Appendix A

Canada Post Corporation Review

Notionally, public consultations may be undertaken to consider the Canadian Postal Service Charter (2009) and to get a pulse on Canadians' needs and use of the postal service. Should engagement be necessary, the goal would be obtain [sic] views from Canadians and stakeholders to redefine the government's service-oriented vision for Canada Post, in a context where the postal industry landscape has changed, the needs of Canadians have evolved, and the volume of mail and letters has declined significantly to the point where Canada Post's sustainability has been undermined.

Source: Secretariat, Treasury Board of Canada. 2025. "Consulting with Canadians." Canada.ca. <https://www.canada.ca/en/government/system/consultations/consultingcanadians.html>. Accessed September 5, 2025. Search term "Canada Post Corporation Review"



Federal Government Plan: Canada Post Corporation Review

WHEREAS the Federal Government has announced a planned Canada Post Corporation Review from October 1, 2025 to March 31, 2026 as follows:

Notionally, public consultations may be undertaken to consider the Canadian Postal Service Charter (2009) and to get a pulse on Canadians' needs and use of the postal service. Should engagement be necessary, the goal would be obtain [sic] views from Canadians and stakeholders to redefine the government's service-oriented vision for Canada Post, in a context where the postal industry landscape has changed, the needs of Canadians have evolved, and the volume of mail and letters has declined significantly to the point where Canada Post's sustainability has been undermined.¹

WHEREAS the current plan does not ensure that there will be any public consultation or engagement with all stakeholders, and the process and terms of reference for the mandate review have yet to be announced.

WHEREAS the recent Industrial Inquiry Commission report recommended service cuts in the form of post office closures and the reintroduction of the community mailbox conversion plans of the last Federal Conservative government.

WHEREAS it will be crucial for the mandate review to hear the views from municipalities on key issues, including maintaining Canada Post as a public service, the importance of maintaining the moratorium on post office closures, improving the Canadian Postal Service Charter, home mail delivery, parcel delivery, keeping daily delivery, improving postal banking, greening Canada Post, EV charging stations, food delivery, improving delivery to rural, remote and Indigenous communities, and developing services to assist people with disabilities and help older Canadians to remain in their homes for as long as possible – and at the same time, helping to ensure that good jobs stay in their communities and that Canada Post can remain financially self-sustaining.

THEREFORE, BE IT RESOLVED that (name of municipality) formally writes the Minister of Government Transformation, Public Works and Procurement, Joël Lightbound, to demand that no mandate review takes place until Canada Post returns to stabilized operations, until the full impact of the stamp price increase is realized, and until parcel volumes reflect sectoral demand.

THEREFORE, BE IT RESOLVED that (name of municipality) will include in its letter to Minister Lightbound that any review of Canada Post and the Canadian Postal Service Charter must be done through a full and thorough transparent public review of Canada Post, including public hearings, with all key stakeholders, in every region of Canada.

THEREFORE, BE IT RESOLVED that (name of municipality) will make a written submission and/or participate in hearings to provide input in the upcoming mandate review of Canada Post.

¹ Secretariat, Treasury Board of Canada. 2025. "Consulting with Canadians." Canada.ca. <https://www.canada.ca/en/government/system/consultations/consultingcanadians.html>. Accessed September 5, 2025. Search term "Canada Post Corporation Review"

MAILING INFORMATION

- 1) Please send your resolution to the Minister responsible for Canada Post, and your Member of Parliament:

- Joël Lightbound, Federal Minister of Government Transformation, Public Works and Procurement, House of Commons, Ottawa, Ontario, K1A 0A6
- Your Member of Parliament

Note: Mail may be sent postage-free to any member of Parliament. You can get your MP's name, phone number and address by going to the Parliament of Canada website at <https://www.ourcommons.ca/Members/en>

- 2) Please send copies of your resolution to:

- Jan Simpson, President, Canadian Union of Postal Workers, 377 Bank Street, Ottawa, Ontario, K2P 1Y3
- Rebecca Bligh, President, Federation of Canadian Municipalities, 24 Clarence St, Ottawa, Ontario, K1N 5P3



Phone: 519-357-2277 x4
 Email: office@nhfoodshare.ca
 Website: <http://nhfoodshare.ca>

405-D Josephine Street, PO Box 354
 Wingham Ontario, N0G 2W0

October 14, 2025

Municipality of Huron East
 P.O. Box 610
 72 Main Street South
 Seaforth, Ontario
 N0K 1W0

RECEIVED
 OCT 21 2025
 MUNICIPALITY OF HURON EAST

Dear Council Members:

Re: Appeal for Financial Assistance

The North Huron Community Food Share ("NHCFS" or the "Food Share") respectfully appeals to each council within our catchment area for financial support to assist with ongoing operational costs. Since 1999, NHCFS has served residents in North Huron, Huron East, Morris-Turnberry, Howick, Ashfield-Colborne-Wawanosh, Huron-Kinloss, and South Bruce. Throughout its history, the Food Share has relied entirely on the generosity of our community, whose donations have sustained our work.

Year after year, our clients have faced mounting financial pressures as the cost of living continues to rise. Tariffs and supply chain disruptions have contributed to increased prices on everyday essentials, from groceries and household goods to fuel and transportation. For many families in our community, these shifts have made it even more difficult to afford basic needs, deepening reliance on the Food Share and underscoring the urgency of our mission.

Fortunately, our location at the rear of Wingham Storage provided an opportunity to expand into additional space, an essential step in responding to the growing needs of our clients and ensuring a safer, more functional environment for our volunteers. As demand continues to rise and food prices climb, this expansion has become critical to maintaining the quality and consistency of our service. To sustain this level of support for our community, we believe it is time to seek municipal assistance.

We recognize the many competing priorities currently facing Municipal Councils, yet we respectfully ask that this appeal be considered for inclusion on your early 2026 agenda. The growing needs of our community and the essential role of the Food Share make this request both timely and urgent.

Sincerely,

The Board of North Huron Community Food Share
 Kathy Adams
 Chair



October 24, 2025

The Honorable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto ON M7A 1A1

Sent by Email

Dear: Honorable Doug Ford,

RE: Municipality of Tweed – Collaborative Action on Sustainable Waste Management in Ontario.

The Council of the Corporation of Tay Valley Township at its meeting held on October 21st, 2025 adopted the following resolution:

RESOLUTION #C-2025-10-22

MOVED BY: Fred Dobbie
SECONDED BY: Marilyn Thomas

“WHEREAS, the Council of the Corporation of Tay Valley Township Support the Municipality of Tweed's resolution regarding waste incineration and a more Robust Recycling Program;

AND WHEREAS, It is incumbent upon the members of council, MPP's and MPs to make the decisions that will result in the most positive outcomes for now and future generations;

AND WHEREAS, with large urban centres now looking in rural areas of our province and entire country for lands to bury their garbage waste;

AND WHEREAS, a large landfill site owned by a large urban centre which receives 50% of their garbage at the present time is expected to be full by 2029 creating more environmental impacts;



AND WHEREAS, continuing to bury garbage in the ground will result in our future generations having lost potable groundwater as a result of garbage leachate rendering it unusable;

AND WHEREAS, burying garbage, particularly organic waste in landfills, leads to the production of methane a greenhouse gas, which escapes into the atmosphere and contributes to climate change causing more environmental destruction;

AND WHEREAS, we continue to destroy our environment jeopardizing our future generations;

AND WHEREAS, we have worldwide technology that will allow us the use of clean incineration and also produce much needed electric energy;

AND WHEREAS, the incineration of household and other municipal waste has a long tradition in Germany, which currently has 156 municipal thermal waste incineration facilities with an aggregate annual capacity of around 25 million tons;

AND WHEREAS, with a strong focus on community involvement, innovative infrastructure, and sustainable practices, Germany has set a high bar for municipal recycling programs that the rest of the world can learn from and emulate;

AND WHEREAS, at the present time, Germany recycles 66.1% of its garbage waste at a municipal level. This places the country as the most effective and prominent country when it comes to recycling in the entire world. This highlights the citizen's strength and motivation to deal with environmental issues on a daily basis;

AND WHEREAS, German schools often integrate recycling education into their curriculum. This early exposure to the importance of recycling instills a sense of responsibility in the younger generation, creating a culture of sustainability that transcends generations;

BE IT RESOLVED THAT, the Council of Tay Valley Township support the Municipality of Tweed in investigating the possibility of working together with Ontario Municipalities, Provincial and Federal Governments and manufacturing partners to form a working group to ensure that waste disposal issues can be resolved quickly, efficiently and effectively with the use of incineration, more robust recycling programs and sustainable practices, so that future generations will not suffer from our environmental mismanagement;

AND THAT, this support be sent to Premier Ford, Marit Stiles, Leader of the Official Opposition Party, and all Ontario Municipalities."

ADOPTED



If you require any further information, please do not hesitate to contact the undersigned at (613) 267-5353 ext. 130 or deputyclerk@tayvalleytwp.ca

Sincerely,

A handwritten signature in blue ink that reads "Aaron Watt". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Aaron Watt, Deputy Clerk

cc: Marit Stiles, Leader of the Official Opposition Party,
All Municipalities in Ontario



October 17, 2025

Sent by email

See Distribution List on page 6

Re: Provincial Decision on Automated Speed Enforcement (ASE)

The following recommendation of the Committee of Council Meeting of October 1, 2025 was approved by Council on October 15, 2025, pursuant to Council Resolution C230-2025:

CW303-2025

Whereas the Province of Ontario filed enabling regulations in December 2019, to prescribe the locations, fines, and signage for municipalities to utilize Automated Speed Enforcement Cameras (ASE) as a tool to address speeding and improve public safety; and,

Whereas the Province's ASE legislative framework, together with provincial encouragement in 2019, has led municipalities such as Brampton - where auto-insurance rates remain among the highest in Ontario - to implement ASE technology to improve safety, reduce speeding, and prevent serious collisions and fatalities; and,

Whereas the Provincial government, through the Ministry of Transportation, is responsible for the legislation, regulations and program standards governing municipal ASE programs; and,

Whereas some cities have implemented ASE incorrectly, Brampton is part of the vast majority of municipalities who have implemented best practices endorsed by the Ministry of Transportation and the Ontario Traffic Council - including speed thresholds - that prioritize public safety, resulting in safer roads; and,

Whereas consistent with local, regional, national and international research by third parties including Sick Kids & Toronto Metropolitan University, the Canadian Automobile Association, the Ontario Association of Chiefs of Police, the Traffic Injury Research Foundation, and the Ontario Traffic Council; the City of Brampton's ASE program has resulted in significant reductions in speed, increased speed compliance in Community Safety and School Zones, and changes in driver behaviour as outlined in the September 10, 2025 Council report titled "Automated Speed Enforcement – Traffic Safety Update";

Whereas the average recorded speed for ticket issued is 15.7 km/h over the posted limit, demonstrating that Brampton's existing threshold is both reasonable and aligned with best practices; and

Whereas between twenty and thirty percent of ASE ticket revenue is collected by the Province of Ontario.

Whereas Brampton is working to improve road safety and uphold its commitment to Vision Zero, through its ASE program and complementary traffic-calming measures such as speedbumps/humps, roundabouts, road diets, and improved signage, in order to reduce speeds, prevent collisions, and promote lawful driving behaviour.

Whereas the City of Brampton has already implemented a significant number of speedbumps, likely the most in the province with 834 locations and anticipates installing an additional 33 individual locations this year, but because speedbumps cannot be deployed in all areas around schools, a comprehensive approach to traffic calming, including Automated Speed Enforcement, has proven effective in reducing vehicle speeds, changing driver behaviour, preventing fatal collisions, and enhancing public safety;

Whereas polling in Brampton demonstrates strong and consistent public support for ASE as a tool to reduce speeding, including: Mainstreet Research (Early September 2025) showing 65% overall support, and the City-led Telephone Townhall poll (July 2025) showing 86% of participants support for speed cameras near schools and parks to help curb speeding; and

Whereas despite clear evidence and proven results from cities like Brampton, municipalities were caught off guard by the Premier's sudden announcement to cancel ASE programs across the province, made without adequate notice and consultation;

Whereas a preliminary estimate of private sector investment by companies delivering ASE solutions indicates the creation of 62 jobs and \$14 million dollars of investment in the province; and

Whereas the Premier believes some municipalities have misused ASE; but that is no reason to shut down municipal ASE programs that have proven successful at changing driver behaviour and improving public safety; and

Whereas the Premier's concerns regarding ASE can be addressed through amendments to provincial legislation, regulations and program standards that enable municipalities to consistently utilize ASE, without an outright ban on the technology; and,

Whereas Brampton's ASE program is considered best-practice and rather than banning, the Premier should meet with Mayor Patrick Brown and other municipal leaders to develop improved provincial legislation, regulations and program standards related to the ASE program; and,

Whereas it is reckless to abandon what works, and essential to maintain a program that preserves public safety, and, especially, at a very minimum, safety in school locations; and,

Whereas should the ASE program be cancelled, the considerable municipal investments to implement this provincially shaped program must be reimbursed, and additional funding must be provided to implement alternate, although not necessarily as effective, traffic calming measures.

Therefore be it resolved:

1. That Brampton City Council formally opposes the Province's decision to abruptly cancel ASE, a public safety tool enabled through provincial regulations in December 2019; and,
2. That a letter from Council be sent to the Premier, the Minister of Transportation, and local MPPs outlining Brampton's position, calling for the continuation of ASE, and Brampton Council request that the Premier meet with Mayor Patrick Brown, and other municipal leaders to negotiate consistent implementation across municipalities that utilizes best practices to uphold the public safety benefits of ASE; and,
3. That the City of Brampton immediately implement the following ASE program enhancements to accommodate concerns and maintain the technology as an effective public safety tool:
 - a. Limit the use of ASE cameras to school locations
 - b. Maintain the existing threshold and implement variable threshold speeds:
 - Maintain existing speed threshold during peak hours around schools
 - Implement a higher speed threshold for non-peak hours to enforce excessive speeding & stunt driving
 - c. Develop and implement a process to limit the number of tickets that can be issued to a single license plate within a defined period of time, excluding excessive speeding or stunt driving
 - d. Prohibit the operation of an ASE camera for six months following a speed limit change
 - e. Require that surplus ASE revenues be reinvested in road safety-related infrastructure, initiatives, and education
 - f. Require that staff report annually to Council, through the budget process, on the allocation and use of surplus ASE revenues
 - g. Require that staff report annually to Council on outcomes of the ASE program (e.g., number of tickets, speed reductions, speed limit compliance, collisions, injuries/fatalities, etc.); and,

4. That the City of Brampton request the Provincial government to amend their legislation, regulations and program standards governing ASE as follows:
 - a. Restrict the use of ASE to School locations
 - b. Use of ASE in areas that do not contain schools must be approved by the Minister of Transportation, supported by data clearly demonstrating the need and a description of why alternative traffic calming measures are not suitable for the location.
 - c. Eliminate provincial fees and charges from ASE tickets, including:
 - MTO fee, currently \$8.25 per ticket, for providing registered license plate owner information
 - Victim surcharge fee ranging from \$10 to \$125 - or 25% of the fine for speeding offences greater than \$1,000
 - d. Develop a revised fee schedule for ASE tickets that reduces the cost for lower speed infractions while maintaining higher penalties for excessive speeding and stunt driving
 - e. Extend voluntary electronic notification (SMS and/or email) to license plate holders to reduce the notification period for ASE offences, similar to license plate renewal notifications
 - f. Develop new signage to include language indicating that the location is speed camera enforced
 - g. Develop more visible ASE signage that includes the speed limit
 - h. Require municipalities to reinvest surplus ASE revenue into road safety-related infrastructure, initiatives and education
 - i. Require greater transparency from municipalities by implementing the following reporting requirements:
 - Report annually to municipal Council on how surplus ASE funds are spent.
 - Require annual public reporting of program outcomes (e.g., number of tickets, speed reductions, speed limit compliance, collisions, injuries/fatalities, etc.).

-5-

- j. Establish program standards across all municipalities for key program elements - like speed thresholds - through a process led by the Ministry of Transportation and in consultation with municipalities to ensure consistency and transparency for all municipalities in Ontario.
 - k. That the Ministry of Transportation provide greater oversight and enforcement of Municipal ASE programs through regular audits; and
- 5. That, should the provincial government proceed with banning the use of ASE despite Brampton's immediate actions to address concerns and requests to work collaboratively with the Province and other municipalities to continue these programs, the Province must reimburse municipalities for all costs incurred to implement ASE program; and,
 - 6. Staff be directed to report back on potential impacts of an ASE ban on Brampton's road safety strategy and financial investments; and,
 - 7. That a copy of this resolution be sent to the Premier of Ontario, the Minister of Transportation, Brampton members of Provincial Parliament, local MPPs across the Region of Peel, all Ontario Municipalities, the Association of Municipalities of Ontario (AMO), the Ontario Association of Chiefs of Police (OACP), and the Ontario Traffic Council; and,
 - 8. That the City develop an advocacy campaign consistent with this motion.

Note: Item **RM 45/2025** has been added to the Referred Matters List for the report requested in clause 6 of the recommendation above, and assigned to Michael Kralt, Director, Automated Enforcement and Court Administration, Legislative Services.

Yours truly,

Sonya Pacheco

Sonya Pacheco
Legislative Coordinator, City Clerk's Office
Tel: 905-874-2178
sonya.pacheco@brampton.ca

(CW – 7.2)

Distribution List

The Honourable Doug Ford
Premier of Ontario and Minister of Intergovernmental Affairs
Premier@ontario.ca

The Honourable Prabmeet Sarkaria
Minister of Transportation
minister.mto@ontario.ca

Regional Municipality of Peel Members of Provincial Parliament (MPP):

The Honourable Charmaine Williams, MPP – Brampton Centre
Charmaine.Williams@pc.ola.org

The Honourable Prabmeet Singh Sarkaria, MPP - Brampton South
Prabmeet.Sarkaria@pc.ola.org

The Honourable Graham McGregor, MPP – Brampton North
Graham.McGregor@pc.ola.org

Hardeep Singh Grewal, MPP – Brampton East
Hardeep.Grewal@pc.ola.org

Amarjot Sandhu, MPP – Brampton West
Amarjot.Sandhu@pc.ola.org

The Honourable Sylvia Jones, MPP – Dufferin – Caledon
sylvia.jones@pc.ola.org

Deepak Anand, MPP - Mississauga – Malton
deepak.anand@pc.ola.org

Rudy Cuzzetto, MPP - Mississauga – Lakeshore
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Natalia Kusendova, MPP – Mississauga – Centre
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Silvia Gualtieri, MPP – Mississauga East – Cooksville
silvia.gualtieri@pc.ola.org

Sheref Sabawy, MPP – Mississauga – Erin Mills
sheref.sabawy@pc.ola.org

The Honourable Nina Tangri, MPP – Mississauga – Streetsville
nina.tangri@pc.ola.org

Ontario Association of Chiefs of Police (OACP)
Contact@oacp.ca

Ontario Traffic Council
traffic@otc.org

Association of Municipalities of Ontario
amo@amo.on.ca;

All Ontario Municipalities

City of Brampton:

Mayor and Members of Council

Marlon Kallideen, Chief Administrative Officer

Laura Johnston, Commissioner, Legislative Services

Peter Pilateris, Commissioner, Public Works and Engineering

Michael Kralt, Director, Automated Enforcement and Court Administration, Legislative Services

Shane Loftus, Director, Road Maintenance, Operations and Fleet, Public Works and Engineering

Christopher Ethier, Director, Intergovernmental Affairs and Advocacy, Office of the CAO

Andrzej Hoffmann, Senior Advisor, Intergovernmental Affairs and Advocacy, Office of the CAO

Genevieve Scharback, City Clerk, Legislative Services

From: [protection, source \(MECP\)](#)
Subject: FW: Proposal to accelerate and improve protections for Ontario's drinking water sources
Date: Monday, October 27, 2025 9:33:55 AM
Attachments: [image001.jpg](#)
[image002.png](#)

You don't often get email from source.protection@ontario.ca. [Learn why this is important](#)

CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST.

Good morning,

We are aware that some organizations may not have received our original notification email sent out on October 20. As a precaution, we are resending the message to ensure all intended recipients have access to this information. We apologize for any inconvenience if you have already received this communication.

The Source Protection Team

From: protection, source (MECP)
Sent: October 20, 2025 4:37 PM
Subject: Proposal to accelerate and improve protections for Ontario's drinking water sources

Greetings,

The Ministry of the Environment, Conservation and Parks (MECP) is committed to ensuring that future and existing sources of drinking water are protected from contamination and depletion through the Clean Water Act, 2006 (CWA).

Source protection plans and their amendments are necessary to safeguard Ontario's sources of drinking water. However, after implementing the Act for 20 years, the ministry has determined that the processes in place to develop and amend these plans are lengthy and unnecessarily complex

To remove redundancies and accelerate protections for drinking water sources, MECP is proposing changes to the CWA and related regulations. We're sharing this information to invite your input on the proposal. The legislation has been introduced in the house and the legislative proposal notice is now posted for comment on the Environmental Registry under registry number 025-1060 until November 19, 2025. In addition, the Ministry is also consulting on a regulatory proposal under registry number 025-1104 until December 4, 2025.

The proposed changes would maintain a high standard of protection for drinking water sources, while:

- o Allowing local source protection authorities to approve certain routine updates to source protection plans.
- o Allowing additional minor types of plan amendments (such as modifications that are administrative in nature) to proceed without approval or consultation.
- o Setting clear timelines for approval by the Minister of source protection plan amendments.
- o Simplifying consultation requirements on plan amendments while ensuring the right people are engaged at the right time.

o Enabling the use of new drinking water sources (such as wells and intakes) faster where protections are already in place.

o Changing how policies affecting “prescribed instruments” (such as permits and licences are used to manage risks to drinking water.

You can submit comments on this proposal through the Environmental Registry at ero.ontario.ca, ERO Notice 025-1060 for the legislative proposal and ERO Notice 025-1104 for the regulatory proposal, or by emailing us directly at

source.protection@ontario.ca.

We also invite you to participate in an online information session where ministry staff will present an overview of the proposal and will be available to answer questions.

Two sessions will be held on:

- November 5, 2025 at 10am
- November 12, 2025 at 1:30pm

To register for either of these sessions, please email source.protection@ontario.ca with the subject line “CWA Information Session,” and indicate your preferred session.

We’ll reply with details on how to join.

Thank you for your continued support for the protection of Ontario’s sources of drinking water.

Sincerely,

Kirsten 

Kirsten Service (she/her)

Director, Conservation and Source Protection Branch | Land and Water Division
Ministry of Environment, Conservation and Parks

705-987-5144 | kirsten.service@ontario.ca



Taking pride in strengthening Ontario, its places and its people

Please note: As part of providing [accessible customer service](#), if you have any accommodation needs, require communication supports, or alternate formats please let me know.

Submitting a well water sample?

PHO
Portal



Public Health Ontario has a new online water testing portal.

1. Submit your information and get your results online
2. Scan the QR code or visit
www.publichealthontario.ca/watertesting

Paper-based submission is still available for those who prefer it.

To get your results

1. Phone the automated line at 1-877-723-3426
2. Email customerservicecentre@oahpp.ca

NOTE: Results will not be mailed during the Canada Post Strike.



File: F.6

October 24, 2025

Jessica Rudy
Municipality of Huron East
72 Main Street S., P.O. Box 610
Seaforth, ON, N0K 1W0

Adelaide Metcalfe

Bluewater

Central Huron

Huron East

Lambton Shores

Lucan Biddulph

Middlesex Centre

North Middlesex

Perth South

South Huron

Warwick

West Perth

Re: Proposed 2026 Budget and Municipal Levies and Notice of Meeting

The Ausable Bayfield Conservation Authority (ABCA) Board of Directors and Staff are pleased to provide you with a copy of its proposed 2026 Budget and Municipal Levies for your information. In 2026, the ABCA will leverage each local dollar to bring in almost three additional dollars for conservation activities. All member municipalities, watershed residents and the local economy will benefit.

As part of each year's budget process, staff prepare a 5-year forecast of projects and review those in consideration of the immediate need and economic conditions. ABCA's staff's original recommendation as presented at the 2026 Budget Information Session held on October 9, included a levy increase of 6.3 percent or \$94,401 for 2026. This included priority projects combined with existing programs and projects. At that time, the ABCA Board of Directors asked staff to investigate prioritizing projects to get the levy increase down to 4 percent for 2026.

The proposed increase in 2026 for the combined operating levy is 3.93 percent or \$58,769. The actual change for individual municipalities will vary based on the Modified Current Value Assessment formula used by the Province.

Enclosed are the following reports:

- Proposed 2026 Combined Levy by Municipality
- Proposed Special Benefitting Levy Summary
- Consolidated 2026 Budget with and without the Drinking Water Source Protection Program
- Revenue & Expenditure charts
- Levy Apportionment Analysis
- Proposed Schedule A to include with Current Cost Apportioning Agreement

Notice is hereby given pursuant to the Approval of Apportionment under subsections 25(1) and 27(1) of the Act and Amounts owing under subsection 27.2(2) of the Act. It is the Board of Directors intention to finalize and approve the budget and levy at its **December 18, 2025**

October 24, 2025

Page 2 of 2

meeting at 2:30 p.m. at the Ausable Bayfield Conservation Authority Administration Centre (71108 Morrison Line, R.R. 3, Exeter, Ontario, N0M 1S5).

Along with your representative, I and/or Brian Horner, Financial Services Manager, would be pleased to attend and review the proposed budget at a council meeting.

Sincerely,



Davin Heinbuck
General Manager/Secretary Treasurer

Encl.

cc: Denise Feeney, Ray Chartrand

2026 Proposed Combined Levy by Municipality

Oct 9, '25, Oct 23 '25

Municipality	2024 MCVA %	2025 MCVA %	2024 Combined Levy	2025		2025 Combined Levy	2026 MCVA %	2026 Operating Levy			2026 Total Operating Levy		2026 Capital Levy	2026 Total Combined Levy	
	Apportionment	Apportionment		Operating Levy	Capital Levy			Category 1 Projects	Category 3		Amount	%		Amount	%
Adelaide Metcalfe	2.2945	2.2773	\$ 33,055	\$ 33,641	\$ 456	\$ 34,097	2.2408	\$ 25,913	\$ 4,290	\$ 3,766	\$ 33,969	0.98%	\$ 898	\$ 34,868	2.26%
Bluewater	21.7837	21.7204	\$ 313,821	\$ 320,858	\$ 4,354	\$ 325,212	21.6421	\$ 250,274	\$ 41,436	\$ 36,371	\$ 328,081	2.25%	\$ 8,677	\$ 336,759	3.55%
Central Huron	3.4411	3.404	\$ 49,573	\$ 50,285	\$ 682	\$ 50,967	3.3739	\$ 39,017	\$ 6,460	\$ 5,670	\$ 51,146	1.71%	\$ 1,353	\$ 52,499	3.01%
Huron East	4.6473	4.56	\$ 66,950	\$ 67,361	\$ 914	\$ 68,275	4.58	\$ 52,964	\$ 8,769	\$ 7,697	\$ 69,430	3.07%	\$ 1,836	\$ 71,266	4.38%
Lambton Shores	17.051	17.0988	\$ 245,640	\$ 252,587	\$ 3,427	\$ 256,015	17.0728	\$ 197,434	\$ 32,688	\$ 28,692	\$ 258,813	2.47%	\$ 6,845	\$ 265,659	3.77%
Lucan Biddulph	6.0056	6.1156	\$ 86,518	\$ 90,341	\$ 1,226	\$ 91,567	6.1808	\$ 71,476	\$ 11,834	\$ 10,387	\$ 93,697	3.72%	\$ 2,478	\$ 96,175	5.03%
Middlesex Centre	8.4398	8.5528	\$ 121,586	\$ 126,344	\$ 1,714	\$ 128,058	8.601	\$ 99,464	\$ 16,468	\$ 14,454	\$ 130,386	3.20%	\$ 3,449	\$ 133,835	4.51%
North Middlesex	11.6841	11.5482	\$ 168,324	\$ 170,592	\$ 2,315	\$ 172,907	11.6499	\$ 134,722	\$ 22,305	\$ 19,578	\$ 176,605	3.52%	\$ 4,671	\$ 181,277	4.84%
Perth South	0.1912	0.191	\$ 2,754	\$ 2,821	\$ 38	\$ 2,860	0.1879	\$ 2,173	\$ 360	\$ 316	\$ 2,848	0.96%	\$ 75	\$ 2,924	2.24%
South Huron	18.6177	18.7868	\$ 268,211	\$ 277,523	\$ 3,766	\$ 281,288	18.7375	\$ 216,685	\$ 35,875	\$ 31,489	\$ 284,049	2.35%	\$ 7,513	\$ 291,562	3.65%
Warwick	0.4685	0.462	\$ 6,749	\$ 6,825	\$ 93	\$ 6,917	0.4596	\$ 5,315	\$ 880	\$ 772	\$ 6,967	2.09%	\$ 184	\$ 7,152	3.39%
West Perth	5.3756	5.2833	\$ 77,442	\$ 78,046	\$ 1,059	\$ 79,105	5.2736	\$ 60,985	\$ 10,097	\$ 8,863	\$ 79,945	2.43%	\$ 2,114	\$ 82,059	3.73%
TOTAL	100.00	100.00	\$ 1,440,622	\$ 1,477,221	\$ 20,045	\$ 1,497,266	100.00	\$ 1,156,423	\$ 191,461	\$ 168,056	\$ 1,515,940	2.62%	\$ 40,095	\$ 1,556,035	3.93%

**Ausable Bayfield Conservation Authority
Proposed Special Benefiting Levy Summary for**

2026

Municipality of Huron East

Cost Sharing Agreement for Maintenance of Flood Control Structures						Huron East Total Flood Control Cost Share
		Annual Maintenance		Reserve Costs		
		Total Cost	Municipal Share	Total to Reserve	Municipal Share	
4204 Seaforth CNR Culvert		2,865	2,110	250	225	2,335
Total		\$2,865	\$2,110	\$250	\$225	\$2,335

Cost Sharing Agreement for Maintenance of Erosion Control Structures						Huron East Total Erosion Control Cost Share
		Annual Maintenance		Reserve Costs		
		Total Cost	Municipal Share	Total to Reserve	Municipal Share	
4101 Bayfield River Tuckersmith		1,653	1,225	250	225	1,450
Total		\$1,653	\$1,225	\$250	\$225	\$1,450

Total Special Benefiting					\$3,785
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Fiscal

2025

\$4,058

**Ausable Bayfield Conservation Authority
Proposed 2026 Budget**

Oct. 9 '25, Oct 23 '25

Account	2025 Budget	2025 Est Actual	2026 Budget	Difference Difference Between 2026 &	Change
ABCA 2026 Budget - Consolidated					
REVENUE					
Revenue from Operations					
Grants and Contributions	\$1,352,596	\$1,984,810	\$1,377,652	\$25,056	1.9%
Operating Levy - Category 1	\$1,128,581	\$1,128,578	\$1,156,423	\$27,843	2.5%
Operating Levy - Category 1 Projects	\$176,025	\$176,023	\$191,461	\$15,436	8.8%
Operating Levy - Category 3	\$172,616	\$172,616	\$168,056	(\$4,560)	-2.6%
Capital Levy	\$20,045	\$20,048	\$40,095	\$20,050	100.0%
Levy, Special Benefit	\$93,961	\$93,961	\$92,965	(\$996)	-1.1%
Levy, Special Benefit, WECL	\$0	\$0	\$13,895	\$13,895	0.0%
Rental	\$60,587	\$68,790	\$68,480	\$7,893	13.0%
Conservation Area User Fees	\$142,600	\$167,697	\$162,600	\$20,000	14.0%
Sales & Service	\$832,080	\$960,903	\$913,354	\$81,274	9.8%
Donations	\$1,000	\$12,773	\$0	(\$1,000)	-100.0%
Interest	\$79,000	\$74,440	\$78,201	(\$799)	-1.0%
Sundry	\$0	\$75	\$0	\$0	0.0%
Deferred from Prior Year	\$1,088,885	\$1,277,076	\$1,330,461	\$241,576	22.2%
From Reserve	\$250,937	\$292,929	\$180,528	(\$70,409)	-28.1%
TOTAL REVENUE	\$5,398,913	\$6,430,719	\$5,774,172	\$375,259	7.0%
EXPENSES					
Purchased Services	\$450,824	\$381,589	\$500,224	\$49,399	11.0%
Advertising	\$8,283	\$9,520	\$9,388	\$1,105	13.3%
Memberships, Dues, Licenses	\$63,509	\$65,199	\$65,348	\$1,839	2.9%
Maintenance & Repair	\$25,395	\$37,339	\$47,198	\$21,803	85.9%
Property Taxes	\$55,000	\$52,000	\$55,000	\$0	0.0%
Office Operations	\$138,418	\$140,706	\$137,536	(\$882)	-0.6%
Rental	\$12,320	\$13,064	\$13,688	\$1,368	11.1%
Staff Development	\$31,682	\$29,796	\$40,919	\$9,237	29.2%
Travel Costs	\$20,100	\$22,187	\$23,034	\$2,934	14.6%
Utilities	\$43,146	\$45,051	\$45,585	\$2,440	5.7%
Vehicles & Field Equipment	\$122,845	\$118,958	\$115,185	(\$7,660)	-6.2%
Program	\$693,437	\$900,094	\$616,881	(\$76,556)	-11.0%
Board of Director's	\$26,477	\$33,199	\$25,750	(\$727)	-2.7%
Wages & Benefits	\$3,010,561	\$3,046,059	\$3,202,331	\$191,770	6.4%
Capital Purchases	\$114,502	\$141,998	\$92,760	(\$21,742)	-19.0%
Amortization	\$160,621	\$166,340	\$160,845	\$224	0.1%
Deferred to Future Year	\$505,789	\$1,330,461	\$728,034	\$222,245	43.9%
To Reserves	\$76,624	\$77,880	\$55,313	(\$21,311)	-27.8%
TOTAL EXPENDITURE	\$5,559,533	\$6,611,439	\$5,935,018	\$375,485	6.8%
Surplus/(Deficit)	(\$160,621)	(\$180,719)	(\$160,846)	(\$226)	0.1%

Ausable Bayfield Conservation Authority

Proposed 2026 Budget

Oct. 9 '25, Oct 23 '25

Account	2025 Budget	2025 Est Actual	2026 Budget	Difference	Change
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Difference Between 2026
& 2025 Budgets

ABCA 2026 Budget - Excluding Drinking Water Source Protection

REVENUE

Revenue from Operations

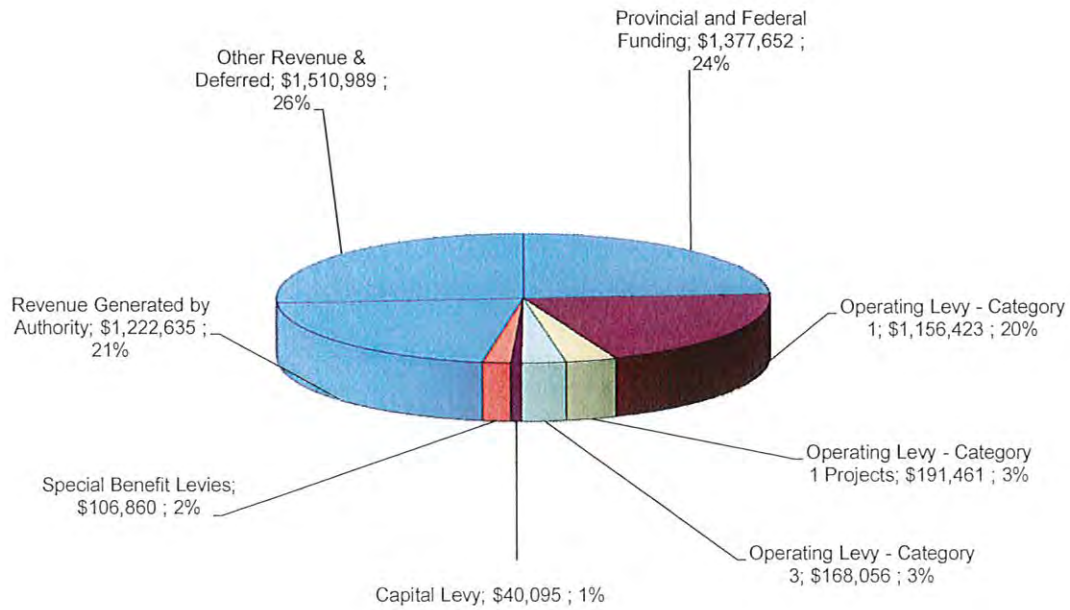
Grants and Contributions	\$994,171	\$1,626,385	\$1,012,354	\$18,182	1.8%
Operating Levy - Category 1	\$1,128,581	\$1,128,578	\$1,156,423	\$27,843	2.5%
Operating Levy - Category 1 Projects	\$176,025	\$176,023	\$191,461	\$15,436	8.8%
Operating Levy - Category 3	\$172,616	\$172,616	\$168,056	(\$4,560)	-2.6%
Capital Levy	\$20,045	\$20,048	\$40,095	\$20,050	100.0%
Levy, Special Benefit	\$93,961	\$93,961	\$92,965	(\$996)	-1.1%
Levy, Special Benefit, WECI	\$0	\$0	\$13,895	\$13,895	0.0%
Rental	\$60,587	\$68,790	\$68,480	\$7,893	13.0%
Conservation Area User Fees	\$142,600	\$167,697	\$162,600	\$20,000	14.0%
Sales & Service	\$832,080	\$960,903	\$913,354	\$81,274	9.8%
Donations	\$1,000	\$12,773	\$0	(\$1,000)	-100.0%
Interest	\$78,000	\$70,629	\$74,314	(\$3,686)	-4.7%
Sundry	\$0	\$75	\$0	\$0	0.0%
Deferred from Prior Year	\$1,002,134	\$1,182,344	\$1,220,964	\$218,830	21.8%
From Reserve	\$250,937	\$292,929	\$180,528	(\$70,409)	-28.1%
TOTAL REVENUE	\$4,952,737	\$5,973,751	\$5,295,490	\$342,753	6.9%

EXPENSES

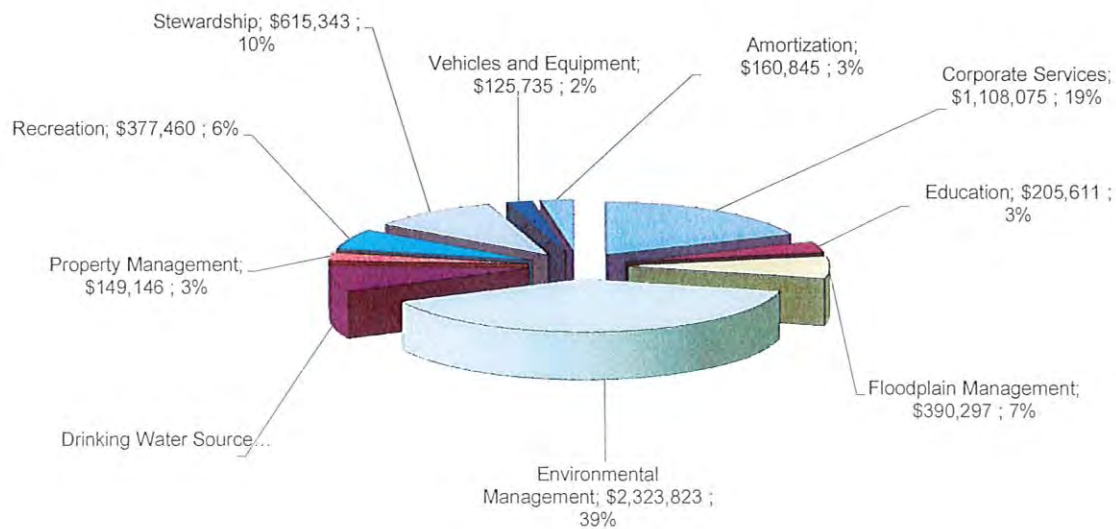
Purchased Services	\$421,624	\$354,850	\$472,841	\$51,217	12.1%
Advertising	\$7,483	\$8,720	\$8,568	\$1,085	14.5%
Memberships, Dues, Licenses	\$63,509	\$64,775	\$64,914	\$1,404	2.2%
Maintenance & Repair	\$25,395	\$37,339	\$47,198	\$21,803	85.9%
Property Taxes	\$55,000	\$52,000	\$55,000	\$0	0.0%
Office Operations	\$116,398	\$119,163	\$115,455	(\$943)	-0.8%
Rental	\$3,780	\$4,266	\$4,671	\$890	23.6%
Staff Development	\$28,982	\$28,596	\$39,689	\$10,707	36.9%
Travel Costs	\$16,100	\$18,287	\$19,036	\$2,936	18.2%
Utilities	\$41,296	\$43,421	\$43,914	\$2,619	6.3%
Vehicles & Field Equipment	\$121,345	\$117,010	\$113,188	(\$8,157)	-6.7%
Program	\$692,637	\$899,294	\$616,061	(\$76,576)	-11.1%
Board of Director's	\$12,537	\$20,499	\$12,733	\$196	1.6%
Wages & Benefits	\$2,718,861	\$2,779,069	\$2,900,422	\$181,561	6.7%
Capital Purchases	\$114,502	\$141,998	\$92,760	(\$21,742)	-19.0%
Amortization	\$160,621	\$166,340	\$160,845	\$224	0.1%
Deferred to Future Year	\$436,663	\$1,220,964	\$633,730	\$197,067	45.1%
To Reserves	\$76,624	\$77,880	\$55,313	(\$21,311)	-27.8%
TOTAL EXPENDITURE	\$5,113,357	\$6,154,470	\$5,456,336	\$342,979	6.7%

Surplus/(Deficit)	(\$160,621)	(\$180,719)	(\$160,846)	(\$226)	0.1%
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2026 Revenue Budget - \$5,774,172



2026 Expense Budget - \$5,935,017



Ausable Bayfield Conservation Authority

Levy Apportionment Analysis

Values Determined by MNR (MECP) - Based on Data provided by MPAC

<u>Year</u>	<u>% In Watershed</u>	<u>Current Value Assessment Provided by MNR in the ABCA Watershed</u>		<u>CVA Based %</u>	<u>Proposed Combined Levy</u>	<u>Overall Increase (Decrease)</u>	
		<u>Municipality</u>	<u>\$ Amount</u>			<u>\$</u>	<u>%</u>
2022	28	Huron East	426,447,766	4.6942%	64,254		
		Other Municipalities	8,658,071,903	95.3058%	1,304,525		
		Total	9,084,519,669	100.00%	1,368,779		
2023	28	Huron East	427,143,347	4.6418%	65,110	857	1.33%
		Other Municipalities	8,775,013,408	95.3582%	1,337,592	33,066	2.53%
		Total	9,202,156,755	100.00%	1,402,702	33,923	2.48%
2024	28	Huron East	437,325,001	4.6473%	66,950	1,839	2.83%
		Other Municipalities	8,973,018,265	95.3527%	1,373,672	36,081	2.70%
		Total	9,410,343,266	100.00%	1,440,622	37,920	2.70%
2025	28	Huron East	436,134,678	4.5600%	68,275	1,326	1.98%
		Other Municipalities	9,128,220,785	95.4400%	1,428,991	55,318	4.03%
		Total	9,564,355,463	100.00%	1,497,266	56,644	3.93%
2026	28	Huron East	443,991,017	4.5800%	71,266	2,991	4.38%
		Other Municipalities	9,250,188,641	95.4200%	1,484,769	55,778	3.90%
		Total	9,694,179,658	100.00%	1,556,035	58,769	3.93%

Schedule A – Category 3 Programs and Services Requiring Municipal Financial Support Through Cost Apportioning

SERVICE AREAS

Through subsection 21.1.2 of the *Conservation Authorities Act*, Conservation Authorities (CAs) are empowered to provide programs and services it determines are advisable to further the purposes of the Act, to municipalities through an agreement. The Act defines these programs as Category 3.

The following ABCA Category 3 service areas are core components of integrated watershed management and have been provided for decades. They are in the ABCA Community Conservation Strategy (2011) and Watershed Management Strategy (2015) and have become valued by the watershed community. These programs and services are funded by a variety of sources: municipal levy, self-generated (user fees, donations, foundations etc.) as well as provincial and federal funding.

Financial summary of Category 3 programs requiring municipal funding support

Financial Summary of Category 3 Programs	Year 2026
Total Program Cost	\$1,148,149
Federal/Provincial Contribution	\$335,419
Self-Generated Revenue	\$644,673
Total Municipal Apportionment for this program	\$168,057
Municipality of Huron East Apportionment	\$7,697

SERVICE AREA: WATERSHED AND SUB-WATERSHED STRATEGIES AND PROJECTS

Program description: Created for a drainage area, plans incorporate information on current watershed conditions and identify measures to protect, conserve and restore the watershed. Plans address natural hazard issues and recommends mitigation impacts from potential future land uses. The ABCA also facilitates community-based watershed strategies.

Program details: The ABCA works with communities to develop and implement subwatershed strategies. Activities include: community engagement and objective setting, supporting protection, enhancement and restoration activities, monitoring and evaluating actions. Note:

Natural hazard considerations will be incorporated when the current plans are reviewed and updated.

Current plans include Ausable River Action Plan, Old Ausable Channel Management Plan, Main Bayfield Watershed Plan, and Bayfield North Watershed Plan. The ABCA supports local communities in addressing their ecosystem interests and issues with strategies that have smaller and more relevant watershed boundaries.

In the Natural Heritage Systems Implementation Phase, the ABCA incorporates natural heritage information particularly around wetlands to develop planning and regulatory strategies to mitigate downstream natural hazards.

Note: Watershed planning related to natural hazards is a Category 1 program.

Financial Information

Watershed & Subwatershed Strategies & Projects	Year 2026
Total Program Cost	\$274,945
Federal/Provincial Contribution	\$250,945
Self-Generated Revenue	Nil
Total Municipal Apportionment for this program	\$24,000
Municipality of Huron East Apportionment	\$1,099

SERVICE AREA: ENVIRONMENTAL MONITORING AND RESEARCH

Program Description: Groundwater and surface water sites are monitored for a variety of indicators to support flood forecast and warning, low water response, watershed report cards, watershed plans, and stewardship project prioritization. Service Area 2 provides significant information to help guide municipal decision making and implement their legislated responsibilities. The program is a partnership of the municipal, provincial and federal governments and community organizations.

Program Details: Surface water quality monitoring is completed at nine sites in West Perth, Bluewater, Central Huron, Lambton Shores, and North Middlesex (in addition to Provincial Water Quality Monitoring Network), Lake Huron nearshore water monitoring at area beaches, edge-of-field monitoring at Huronview Demonstration Farm near Clinton, benthic monitoring at

30 sites across the watersheds. When appropriate, staff will respond to local spills events at the request of Ministry of Environment, Conservation and Parks, municipalities and citizens.

The main method of reporting on local watershed conditions is through the Watershed Report Card. The ABCA watershed is divided into 16 subwatersheds. Measuring increases understanding of the watershed, focuses efforts and tracks progress. The next Watershed Report Card is scheduled to be released in 2027.

Municipalities and citizens can receive data on local water quality conditions upon request. For some programs, data are available on line.

Note: These monitoring sites are in addition to the Provincial Water Quality and Groundwater Monitoring Network that have sites in West Perth, Huron East, South Huron, Central Huron, Bluewater, Lucan Biddulph, Middlesex Centre and North Middlesex. Biomonitoring stations for fish and indicators of river health are located in all Municipalities.

Financial Information

Environmental Monitoring & Research	Year 2026
Total Program Cost	\$52,250
Federal/Provincial Contribution	\$8,250
Self-Generated Revenue	\$Nil
Total Municipal Apportionment for this program	\$44,000
Municipality of Huron East Apportionment	\$2,015

SERVICE AREA: WATERSHED STEWARDSHIP AND RESTORATION

Program Description: The stewardship and restoration program has three key components: one-on-one technical assistance to watershed landowners, connecting landowners with cost-share funding, and tree planting. Projects will reduce the risk to life and property from natural hazards, protect water quality and quantity, improve forest conditions, increase biodiversity and make the watersheds more resilient to climate change. The program is delivered throughout the watersheds. Projects benefit the site and downstream communities.

Program Details: Staff will work with property owners to implement Best Management Practices to mitigate flood and erosion hazards, improve and protect water quality, restore floodplains and river valleys, reduce nutrient contamination, restore and enhance wetlands to

reduce flooding peaks and augment low flow, manage terrestrial non-native invasive species, protect groundwater, and improve aquatic species at risk habitat. Staff apply for and manage external funding, promote private land stewardship, provide technical advice and project technical design assistance.

Coordinating the Watershed Stewardship and Restoration program with the Environmental Monitoring and Research program allows for stewardship project prioritization. Prioritizing projects connects landowners with additional cost-sharing funding to best meet the needs of the community, and the environment, and leverages the contributions of local funds with other programs.

Financial Information

Watershed Stewardship & Restoration	Year 2026
Total Program Cost	\$615,343
Federal/Provincial Contribution	\$76,224
Self-Generated Revenue	\$498,541
Total Municipal Apportionment for this program	\$40,578
Municipality of Huron East Apportionment	\$1,858

SERVICE AREA: CONSERVATION EDUCATION AND COMMUNITY OUTREACH

Program Description: Education and outreach programs increase knowledge and awareness in children and adults about local environmental issues, watersheds, ecosystems and conservation actions people can implement on their lands. Programs are linked to ABCA priorities.

Program Details: Staff provide curriculum-based education programs for elementary and secondary students. These programs focus on local watersheds, ecosystems, and environmental issues. Programs take place at schools (indoors and outdoors), field trips and through online learning.

Education and outreach programs and community events help achieve the objectives of the conservation authority. These programs are open to people of all ages.

Financial Information

Education & Outreach	Year 2026
Total Program Cost	\$205,661
Federal/Provincial Contribution	Nil
Self-Generated Revenue	\$146,132
Total Municipal Apportionment for this program	\$59,479
Municipality of Huron East Apportionment	\$2,725



Norfolk County
Legislative Services
50 Colborne Street, S., Simcoe Ontario N3Y
4H3 Telephone: 519-426-5870
E-mail: clerks@norfolkcounty.ca
Website: norfolkcounty.ca

October 23, 2025

SENT VIA EMAIL

Re: Norfolk County Council – Letter of support for the Regional Municipality of Waterloo

On behalf of the Council of the Corporation of Norfolk County, Council passed the following resolution on October 15, 2025, Council-in-Committee meeting:

Resolution No. CIC-263

Moved By: Councillor Van Paassen

Seconded By: Councillor Brunton

That Council support the resolution from the municipality of Waterloo, and send a letter to all ministers, ministries and all municipalities.

In addition, Council endorsed the following resolution made by the Regional Municipality of Waterloo

Whereas under Ontario Regulation 391/2, Blue Box producers are fully accountable and financially responsible for their products and packaging once they reach their end of life and are disposed of for 'eligible' sources only; and

Whereas 'ineligible' sources, which producers are not responsible for, include business improvement areas, places of worship, daycares, camp grounds, public facing and internal areas of municipal-owned buildings, and not-for-profit organizations, such as shelters and food banks; and

Whereas the province amended Ontario Regulation 391/2 to not expand services for new public space recycling; and

Whereas should a municipality continue to provide services to the 'ineligible' sources, the municipality will be required to oversee the collection, transportation, and processing of the recycling, assuming 100% of the costs;

Therefore, be it resolved that Region of Waterloo Council request that the province amend Ontario Regulation 391/21, Blue Box so that producers are responsible for the end-of-life management of recycling products from all sources as stated above; and

Further that Council request the support of all Ontario Municipalities; and

That Minister McCarthy be asked to provide more information on the estimated \$171M in savings for municipalities through this program. of their residents and businesses

Should you have any questions regarding this matter or should you require additional information, please contact the Office of the County Clerk at 519-426-5870 x. 1261, or email: Clerks@norfolkcounty.ca.

Sincerely,

T. Rodrigues

Tracey Rodrigues
Deputy County Clerk
Tracey.Rodrigues@norfolkcounty.ca

October 28, 2025

SENT VIA EMAIL

The Honourable Doug Ford
Premier's Office
Room 281
Main Legislative Building, Queen's Park
Toronto, ON M7A 1A5

Dear Premier Ford,

Re: East Gwillimbury's Opposition to the *Protect Ontario by Unleashing Our Economy Act, 2025*.

For your information and records, at its meeting of Municipal Council held on October 21, 2025, the Council of the Town of East Gwillimbury enacted as follows:

WHEREAS on April 17, 2025, the Government of Ontario brought forth Bill 5: "Protect Ontario by Unleashing Our Economy", a broad omnibus legislation that introduces sweeping changes to multiple environmental and planning statutes, including the Environmental Assessment Act, Endangered Species Act, Ontario Heritage Act, and others; and

WHEREAS this legislation was passed through the legislature in 49 days, thus limiting opportunities to provide feedback; and

WHEREAS Bill 5 received Royal Assent on June 5, 2025; and

WHEREAS the "Protect Ontario by Unleashing Our Economy" Act, 2025 enables the creation of Special Economic Zones (SEZs), which allow the provincial cabinet to exempt projects from compliance with municipal bylaws, environmental protections, and Indigenous consultation obligations; and

WHEREAS lands under protection through various provisions, such as the Oak Ridges Moraine and the Greenbelt Protected Countryside, constitute 83% of the total EG area, which makes EG relevant in environmental stewardship for the Region and the Province; and

WHEREAS the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan are foundational to protecting the ecological and hydrological integrity of the region, and the provisions in the Protect Ontario by Unleashing Our Economy Act, 2025 directly conflict with the objectives of these plans; and

Town of East Gwillimbury

19000 Leslie Street, Sharon, Ontario L0G 1V0 | 905-478-4282 | Fax: 905-478-2808
www.eastgwillimbury.ca

WHEREAS in alignment with the 2022 – 2024 Strategic Plan, EG Council declared a Climate Emergency in 2023 and approved the EG's Thinking Green Environmental Strategy in 2024, highlighting EG's commitments and efforts to preserve and restore the environment as EG grows; and

WHEREAS the Town of East Gwillimbury achieved 92% of its 2024 housing target, regardless of current environmental provisions, demonstrating that promoting sustainable growth is not only responsible but necessary;

THEREFORE BE IT RESOLVED THAT Council acknowledges the stated goals of economic growth and development in the Protect Ontario by Unleashing Our Economy Act, 2025, but expresses serious concerns with the Act as it interferes with local planning, limits public consultation, is inconsistent with the principles of free, prior and informed consent in consultation processes with Indigenous communities, and weakens protections to heritage and species, and formally opposes the Protect Ontario by Unleashing Our Economy Act, 2025 in its current form; and

THAT Council endorses the position of the Association of Municipalities of Ontario (AMO) in requesting that municipalities be included in the development of any regulatory frameworks related to Special Economic Zones; and

THAT Council directs staff to submit this resolution to:

- *The Honourable Doug Ford, Premier of Ontario*
- *The Honourable Rob Flack, Minister of Municipal Affairs and Housing*
- *The Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks*
- *The Honourable Caroline Mulroney, Minister of Francophone Affairs, President of the Treasury Board, and MPP for York-Simcoe*
- *The Association of Municipalities of Ontario (AMO)*
- *All Ontario municipalities for their awareness and consideration*
- *The Rural Ontario Municipal Association (ROMA)*
- *Donna Big Canoe, Chief of the Chippewas of Georgina Island First Nation*
- *Abram Benedict, Ontario Regional Chief (ORC) for the Chiefs of Ontario;*
and

THAT Council encourages residents to contact their MPPs to express concerns about the impacts of the Protect Ontario by Unleashing Our Economy Act, 2025, on local governance, environmental protection, and Indigenous rights..

If you have any further questions, feel free to contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to read 'A. McNeil', written over a light blue circular stamp.

Amanda McNeil, Hon. B.A., M.M.St.
Legislative Coordinator

CC:

The Honourable Rob Flack, Minister of Municipal Affairs and Housing
The Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks
The Honourable Caroline Mulroney, Minister of Francophone Affairs, President of the
Treasury Board, and MPP for York–Simcoe
The Association of Municipalities of Ontario (AMO)
All Ontario municipalities
The Rural Ontario Municipal Association (ROMA)
Donna Big Canoe, Chief of the Chippewas of Georgina Island First Nation
Abram Benedict, Ontario Regional Chief (ORC) for the Chiefs of Ontario

October 27, 2025

The Right Honourable Mark Carney P.C., O.C., M.P.
Office of the Prime Minister of Canada
80 Wellington Street
Ottawa, ON K1A 0A2

The Honourable Doug Ford MPP
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Dear Prime Minister Carney and Premier Ford:

Re: Removing HST/GST from New Homes to Support Housing Affordability

At its meeting of October 21, 2025, the Council of the Town of Bradford West Gwillimbury adopted the enclosed motion calling on the Governments of Canada and Ontario to remove the federal and provincial portions of the HST from new homes purchased as primary residences.

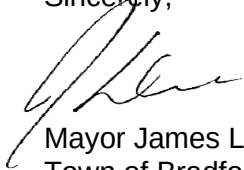
This measure would extend the relief already provided for purpose-built rental housing to families seeking to buy their first home. It represents a practical, immediate step toward improving affordability and supporting new housing supply.

For an average new home in our community, the 13 percent HST adds tens of thousands of dollars to the purchase price, a burden that directly undermines our shared goal of making homeownership affordable for working families and seniors. Removing that tax would provide meaningful relief.

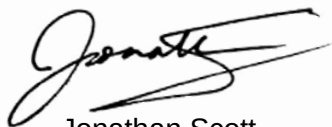
Bradford West Gwillimbury is one of Ontario's fastest-growing municipalities, investing heavily in growth-related infrastructure while working to keep housing within reach. We urge both levels of government to work together on this change as part of a broader strategy to make homeownership attainable again for young Canadians. Simply put, cutting taxes in this way will help make life more affordable.

We would welcome the opportunity to contribute to any federal-provincial review of housing-related taxation and policy tools that can help deliver more affordable homes.

Sincerely,



Mayor James Leduc
Town of Bradford West Gwillimbury



Jonathan Scott
Councillor, Ward 2

encl.

cc:

Hon. François-Phillipe Champagne PC MP
Hon Peter Bethlenfavy MPP
Hon. Caroline Mulroney MPP
Federation of Canadian Municipalities (FCM)
All Ontario Municipalities

Hon. Gregor Robertson PC MP
Hon. Rob Flack MPP
Scot Davidson MP
Association of Municipalities of Ontario (AMO)

October 27, 2025

VIA EMAIL

Re: Removing HST/GST from New Homes to Support Housing Affordability

At its Regular Meeting of Council held on Tuesday, October 21, 2025, the Town of Bradford West Gwillimbury Council approved the following resolution:

Resolution 2025-343

Moved by: Councillor Scott

Seconded by: Councillor Duhaney

WHEREAS housing affordability is one of the most pressing issues facing Ontario families;

WHEREAS the federal government recently announced GST relief for first-time homebuyers on new homes, and the Province of Ontario removed the provincial share of HST on new purpose-built rental housing; and

WHEREAS the current HST rate on new homes in Ontario is 13%, which adds tens of thousands of dollars to the cost of a typical home, e.g. about \$117,000 on a \$900,000 home in Bradford before any existing rebates;

THEREFORE, BE IT RESOLVED that the Council of the Town of Bradford West Gwillimbury calls on the Government of Canada to remove the GST/HST from all new homes purchased as primary residences, and to work in partnership with the Government of Ontario to ensure full elimination of the provincial portion as well; and

BE IT FURTHER RESOLVED that this resolution be circulated to the Prime Minister of Canada, Minister of Finance and the Minister of Housing, Infrastructure and Communities; and to the Premier of Ontario, the Ontario Minister of Finance, the Ontario Minister of Municipal Affairs and Housing, our local MP and MPP, the Association of Municipalities of Ontario, and to all municipalities in Ontario.

CARRIED

Please find enclosed a letter from Mayor James Leduc and Ward 2 Councillor Jonathan Scott.

Thank you for your consideration of this request.

Regards,



Tara Reynolds
Clerk, Town of Bradford West Gwillimbury
(905) 775-5366 Ext 1104
treynolds@townofbwg.com

CC: Hon. Mark Carney, Prime Minister of Canada
Hon. François-Philippe Champagne, Minister of Finance
Hon. Gregor Robertson, Minister of Housing, Infrastructure and Communities
Hon. Doug Ford, Premier of Ontario
Hon. Peter Bethenfalvy, Minister of Finance, Ontario
Hon. Rob Flack, Minister of Municipal Affairs and Housing, Ontario
Scot Davidson, MP New Tecumseth-Gwillimbury
Hon. Caroline Mulroney, MPP York-Simcoe
Federation of Canadian Municipalities (FCM)
Association of Municipalities of Ontario (AMO)
All Municipalities in Ontario

Land Acknowledgement

Communications Manager Chera Longston presented a video from a Bedford PS French Immersion class. Merci Madame Sbarra!

Good News

North Huron Hosts School Fair

Vice Chair Patricia Smith highlighted the School Fair that invited North Huron area schools and a number of local dignitaries. Students participated in a variety of activities and learned about baking, fire safety, police services and visited a number of displays as well as interacted with animals.



An Indigenous Feast to Celebrate

Trustee Sheila Armstrong-Marshall was pleased to share that she attended the Indigenous Feast on October 5. The event showcased three guest speakers (Chief C. Ritchie, Kris Keeshig, and Paul Nadjiwon), a lunch provided by Chiblow Fish, and workshops including beading, outdoor learning, corn doll making, dancing and more!



Events to Support the Terry Fox Foundation

A number of AMDSB schools hosted events to support the Terry Fox Foundation and its efforts to raise funds for cancer research. In 2024, over \$72,000 was raised, and overall, our schools have raised an incredible \$1.5 million!



Meetings with Local MPPs

Chair Michael Bannerman highlighted recent meetings with Perth-Wellington MPP Matthew Rae and Huron-Bruce MPP Lisa Thompson. He, along with Vice Chair Patricia Smith, Director Graham Shantz and Superintendent of Corporate Services Cheri Carter, discussed their appreciation for their support and recent provincial capital funding, but also pointed out funding shortfalls for staffing that impact other programs like special education and transportation. The meetings laid the foundation for meeting on an annual basis to continue the discussions. Other recent advocacy efforts included a media release to highlight Local Government Week and the importance of the trustee role.

Communications Manager Chera Longston highlighted **Hullett Central Public School**, located in Londesborough (Central Huron - Trustee Deb Logue), which serves approximately 240 students from Kindergarten to Grade 8. While it has no designated feeder school, students transition to Central Huron SS for secondary education. The current building opened in 1966 and is led by Principal Lori Stevens under the supervision of Superintendent Riley Culhane.

Highlights from Hullett Central PS include:

- Indigenous learning: grade 2 to 8 students write personalized land acknowledgements so they have a personal connection to reconciliation efforts.
- Peer mentorship/leadership: older students act as "big buddies" and develop relationships that are mutually beneficial. The leadership team is very active in providing student opportunities as well as community outreach through events like food drives.
- Outdoor learning: Hullett students enjoy amazing outdoor spaces that the School Council members help to enhance.
- Unique learning spaces: Staff are very proud of the variety of learning spaces, including seating options and arrangements, as well as other engaging spaces.



Launch of the Strategic Planning Process

The Board of Trustees are embarking on a strategic planning process throughout the 25-26 school year. The process will involve a full community engagement process and will be looking for feedback from students, staff and families. Stay tuned for more information!

Schools celebrated a number of relevant days/weeks/months throughout September and October. The short videos below provide a sampling of these activities!

[September DOS Wrap-up Video](#) by AMDSB Communications

[October DOS Wrap-up Video](#) by AMDSB Communications

Student Trustee Update



Student Senators recited their Declaration of Office/Oath of Allegiance (pictured below). Student Trustees shared that the senate is about to launch a social media campaign introducing each of the student senators and highlighting what they would like to achieve throughout the school year. They are also continuing the equity fund project that will ensure students across secondary schools have equitable access to extra-curricular activities.

Senior Staff Updates

Long-Term Accommodation Plan

Superintendent Cheri Carter provided an overview of the 2025 Long-Term Accommodation Plan (LTAP). The LTAP provides an overview of the student accommodation and capital planning needs in the district. The LTAP culminates with recommendations that will be used to guide work plan priorities and initiatives over the short, medium, and long-term horizons, and is a tool used by AMDSB to facilitate communication and collaboration in support of planning for student accommodation needs. Visit the [Pupil Accommodations and Enrolment Projections page](#) to view the full LTAP.

North Perth Transition Process

The transition process for relocating grade 7 and 8 students from the Listowel Eastdale PS and North Perth Westfield ES catchment areas to Listowel District SS has begun. Two committees have been formed - one that involves board staff members that is arranging all of the logistical details for the move and another that involves students, school staff and parents/caregivers. Full details about this process are posted on the board website: amdsb.ca/northperthboundaryreview2425.

Future Board Meetings

Regular Board Meetings are held in person unless otherwise noted. Links to join the meetings online will be posted on the [Board Meeting page](#) the day before the meeting.

- Tuesday, November 25, 2025 at 4:45 p.m. (Organizational Meeting followed by the Regular Board Meeting and Committee of the Whole, Closed Session)
- Tuesday, December 9, 2025 at 4:45 p.m. (Regular Board Meeting, followed by Committee of the Whole, Closed Session)

Future Meetings/Events with Trustee Representation

- Ad Hoc Policy Committee – Tuesday, October 28, 2025 at 11:00 a.m. (online)
- Parent Involvement Committee – Wednesday, October 29, 2025 at 6:30 p.m. (online)
- Special Education Advisory Committee (SEAC) – Wednesday, November 5, 2025 (online)
- Supervised Alternative Learning (SAL) – Monday, November 24, 2025



October 29, 2025

Re: Update on the Bluewater Official Plan Review and Notice of Open Houses

Dear Partner in Planning,

The Municipality of Bluewater continues the review of their Official Plan. The Official Plan is a land use planning document that is a statement of where and how building and development should take place in the Municipality. The Plan includes the vision, goals and policy directions for development in the Municipality of Bluewater.

Consultation with the public, including community partners, will be a key focus in the next phase of the review. The Municipality will be hosting the following open house sessions:

- **Huron County Library Zurich Branch** (10 Goshen St N, Zurich, ON) on Monday November 24th, Wednesday November 26th and Friday November 28th. Drop-in open house runs 9am-5pm. Appointments are available for the morning, please contact below.
- **Huron County Library Zurich Branch** (10 Goshen St N, Zurich, ON) on Tuesday November 25th and Thursday November 27th. Drop-in open house runs 10am-7pm. Appointments are available for the morning, please contact below.
- **Hensall Heritage Hall (Upper Hall)** (108 King St, Hensall, ON) on Saturday November 29th. Drop-in open house runs 9am-3pm.

To view the proposed Official Plan update, see the ideas proposed, and what the full review entails, please visit the Bluewater project website at: [Official Plan Review - Municipality of Bluewater](#)

The project website includes a copy of the first draft with proposed changes. The website also includes an interactive public mapping tool/viewer noting designations applicable to lands in the Municipality.

We invite our community partners to participate in the process. Staff are available to schedule a meeting to discuss the review further. Verbal or written comments are welcomed from your organization prior to the anticipated second draft being presented to Bluewater Council in the new year.

Sincerely,
Sarah Smith
Planner

NOTICE OF PUBLIC OPEN HOUSE

Municipality of Bluewater Plan Review

Members of the Bluewater community are invited to participate in Public Open House sessions to discuss draft changes to the Bluewater Official Plan. These are drop-in sessions where the public will have an opportunity to review draft policies and mapping, ask questions of Planning staff and provide comments.

The Official Plan is a land use planning document that is a statement of where and how building and development should take place. The Plan includes the vision, goals and policy directions for development in Bluewater.

To view the proposed Official Plan update, see the ideas proposed, what the full review entails, and for information on how to participate in the Public Open House, please visit the Bluewater project website at: <https://www.municipalityofbluewater.ca/municipal-office/plans-reports-and-projects/official-plan-review/>

The project website includes a copy of the first draft with proposed changes. The website also includes an interactive public mapping tool/viewer noting designations applicable to lands in the Municipality.

Multiple Open House sessions are being held as follows:

- **Huron County Library Zurich Branch** (10 Goshen St N, Zurich, ON) on Monday November 24th, Wednesday November 26th and Friday November 28th. Drop-in open houses run 9am-5pm. Appointments are available for the morning, please contact below.
- **Huron County Library Zurich Branch** (10 Goshen St N, Zurich, ON) on Tuesday November 25th and Thursday November 27th. Drop-in open houses run 10am-7pm. Appointments are available for the morning, please contact below.
- **Hensall Heritage Hall (Upper Hall)** (108 King St, Hensall, ON) on Saturday November 29th. Drop-in open house runs 9am-3pm.

If you are unable to attend an open house but wish to provide comments, please either email op@municipalityofbluewater.ca or mail: Bluewater Municipal Office, 14 Mill Ave., Zurich ON, Attention: Lindsay Whalen, Planning Coordinator. You may also call the Planner at 519-524-8394 x 3 or the Planning Coordinator at 519-236-4351 x 235.

Dated at the Municipality of Bluewater
This 24th day of October, 2025



Chandra Alexander, Clerk and Acting CAO
Municipality of Bluewater,
14 Mill Ave
Zurich, ON N0M 2T0

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto (Ontario) M7A 2J3
Tél.: 416 585-7000



234-2025-4923

October 30, 2025

Dear Head of Council:

I am writing to update you on amendments to the *Development Charges Act, 1997* (DCA) that were made by Bill 17, the *Protect Ontario by Building Faster and Smarter Act, 2025*, and corresponding changes to Ontario's Building Code.

As you recall, our government introduced Bill 17 to help speed up the construction of new homes and infrastructure by streamlining development processes and reducing costs, in partnership with municipalities. Among the changes, the Bill:

- Amended the DCA to provide for payment of development charges (DCs) for non-rental residential developments to be made in full at the earlier of the date an occupancy permit is issued and the date a development is first occupied. This deferral would encourage residential construction activity by enhancing a developer's cashflow flexibility.
- Removed authority for municipalities to charge interest on any legislated DC deferral amounts, except to the extent such interest has accrued prior to these changes coming into force.

The amendments noted above require a commencement order to come into force. Following consultations with municipal and industry experts, the government has issued a commencement order to bring these changes into force on November 3, 2025.

To support the implementation of deferred development charges, I will be amending the Building Code to require that all non-rental residential buildings subject to a deferred development charge will now require an occupancy permit, which can only be issued once these deferred development charges have been paid. These targeted changes will establish a clear, enforceable payment trigger for municipalities while leaving all life-safety requirements for occupancy unchanged. These Building Code amendments will take effect alongside the DCA amendments on November 3, 2025. Municipalities without development charges, and requirements for other buildings, are unaffected.

-2-

I look forward to continuing to work together to get shovels in the ground to build more homes that Ontarians can afford. Please accept my best wishes.

Sincerely,



Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

- c. Municipal Chief Administrative Officer
 Robert Dodd, Chief of Staff
 Martha Greenberg, Deputy Minister
 Caspar Hall, Assistant Deputy Minister, Local Government Division
 David McLean, Assistant Deputy Minister, Housing Policy and Planning Division



Public Meeting Agenda

Tuesday, November 4, 2025 at 6:00 P.M.

Council Chamber

2nd Floor, 72 Main Street South, Seaforth, ON

The purpose of the public meeting is to consider and amend the Huron East Zoning By-law 52-2006.

- 1. Call to Order**
- 2. Confirmation of the Agenda**
- 3. Disclosure of Pecuniary Interest**
- 4. Zoning By-law Amendment**

4.1 [Planning Report](#) re: Zoning By-law Amendment Z02-2025

Page 2

4.2 [Baker Group Presentation](#)

Page 9

4.3 [Public Comments](#)

Page 10

- 5. Adjournment**



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

To: Mayor and Members of Huron East Council

From: Shae Stoll, Planner

Date: November 4, 2025

Re: **Z02-2025 Zoning Amendment**

Concession 1, Part Lot 10, McKillop Ward, Municipality of Huron East

(80196 Beechwood Line)

Applicant: Baker Planning Group (C/O Caroline Baker)

Owner: ASHV Farms Ltd. (Joe Dekroon)

RECOMMENDATION

It is recommended that Zoning Amendment Z02-2025 be **approved** and the Zoning Amendment By-law be passed.

PURPOSE

The proposed Zoning Amendment seeks to permit a long-term self-storage facility on the southern portion of the subject property. The use would consist of ten (10) individual self-storage buildings, most of which are accessed with outdoor access.

The proposed amendment to the Huron East Zoning By-Law intends to amend the zoning on the property from AG3-14 (Agricultural Commercial/Industrial Zone- Special Zone) to AG1 (General Agriculture Zone) and AG3-14 (Agricultural Commercial/Industrial Zone- Special Zone) to C3-5 (Highway Commercial-Special Zone). It also would amend the text of the existing C3-5 (Highway Commercial-Special Zone) to permit a self-storage facility as a permitted use.

A previous Zoning By-law Amendment application for the subject property was applied for and approved by Huron East on March 19th, 2024. Since this time, the proposed use of the subject property has changed and as such, the applicant is requesting the new proposed use be recognized.

Figure 1: 2020 Aerial Photograph of Subject Lands. Area subject to rezoning is shaded in green.



Figure 2: Images of Subject Lands. Left: View facing southeast from Beechwood line. Right: View facing north from Highway 8. Abutting residential lot is seen to the righthand side of the image.



Figure 3: Proposed amended key map.

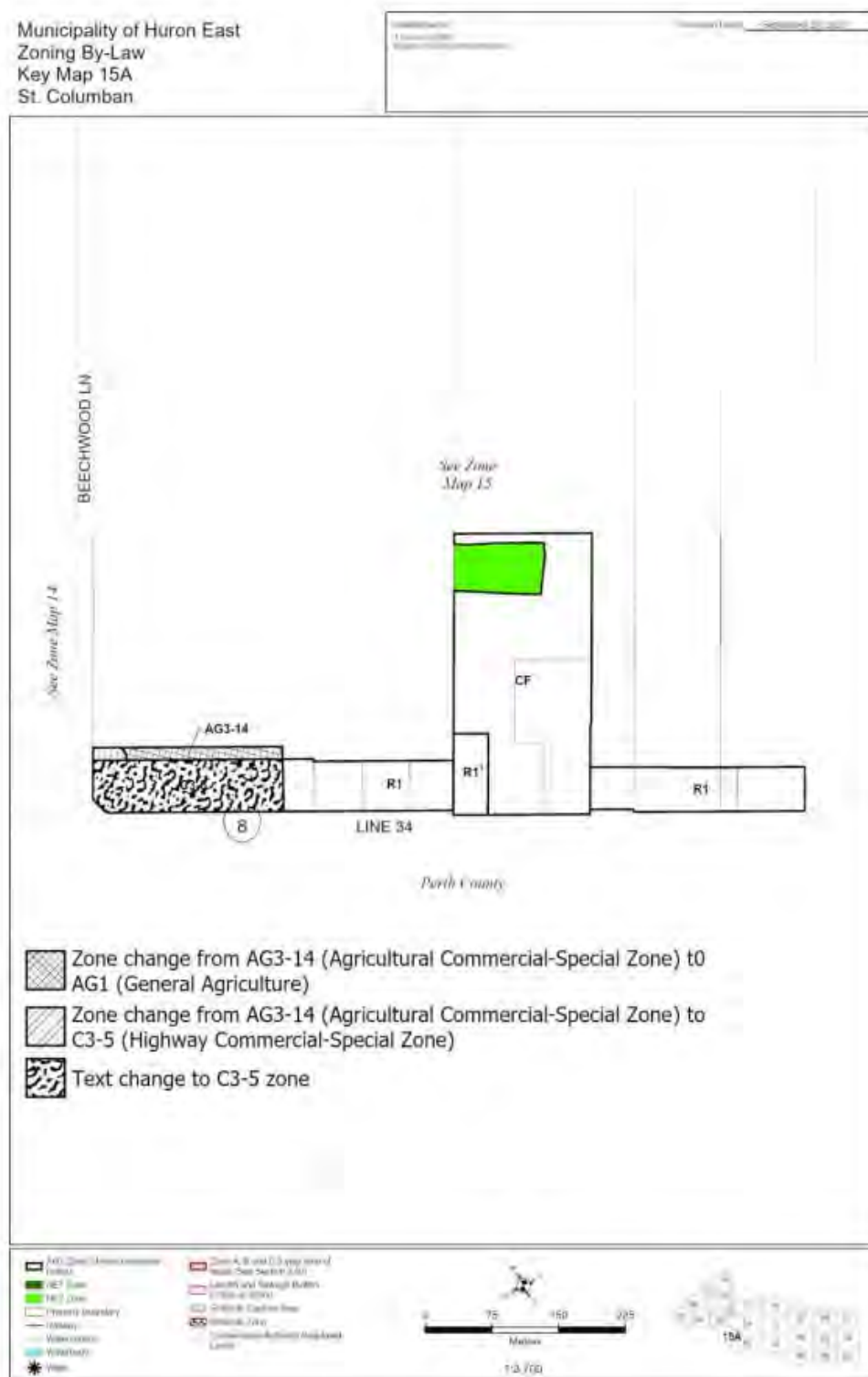
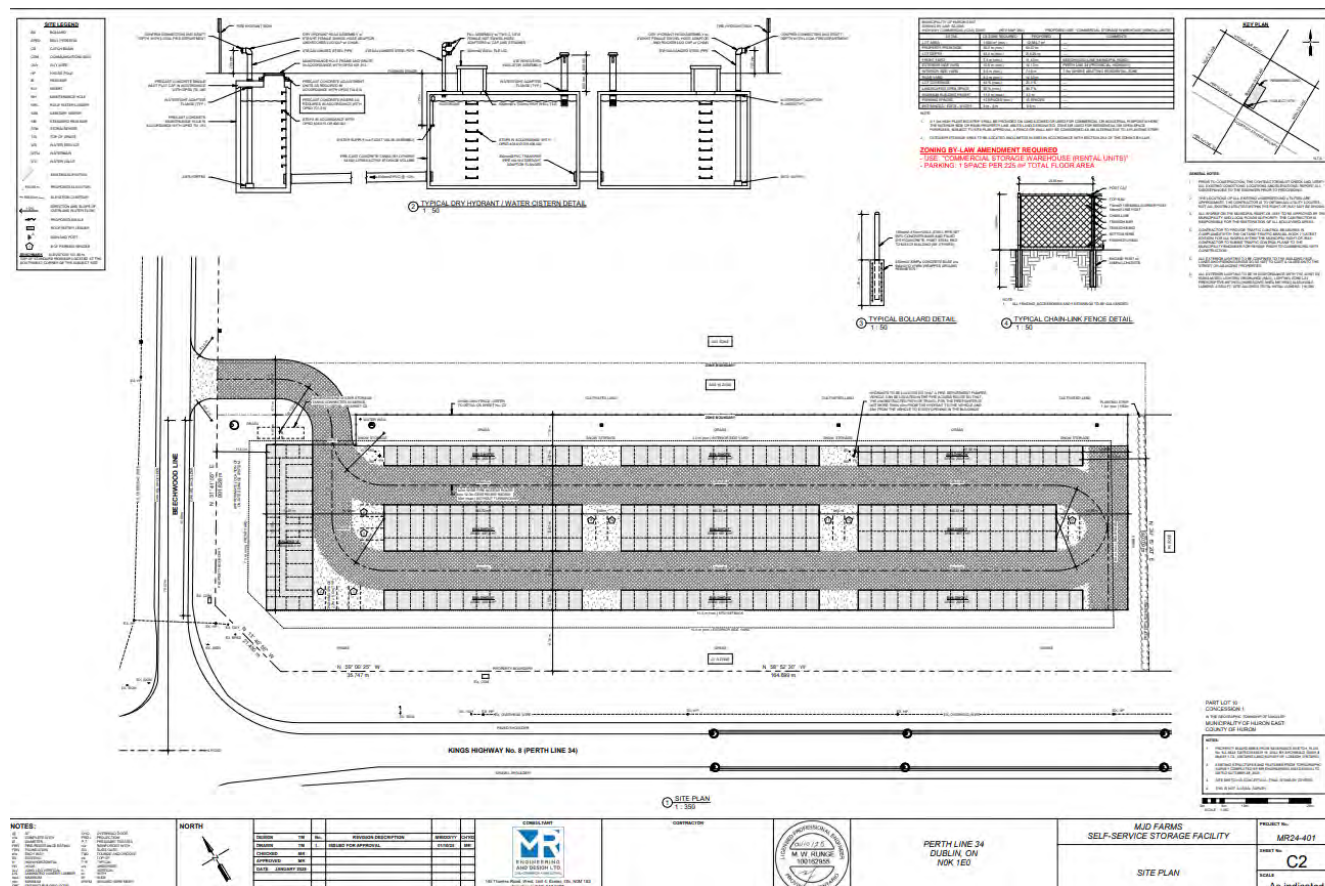


Figure 4: Draft site plan provided by applicant. Site plan details the proposed location of the ten self-storage buildings as well as parking spaces and vehicle access.



REVIEW

The subject lands are designated 'Agriculture' and 'Urban' in the Huron East Official Plan and zoned AG1 (General Agriculture), AG3-14 (Agriculture Commercial-Industrial- Special) and C3-5 (Highway Commercial- Special) on Key maps 15 and 15A in the Zoning Bylaw. The subject land is approximately 96.5 acres, currently used for agricultural cropping. The subject lands have frontage on both Beechwood Line and Perth Line 34 (Highway 8). This Zoning By-Law amendment applies to the southern 4 acres (1.58 hectares) of the subject lands. The proposed self-storage facility use is proposed on the south 3 acre (1.25 hectares) portion of the property. The southern 3 acre portion of the site is within the boundary of the St. Columban settlement area. Figure 1 depicts the subject lands outlined in blue and the area subject to rezoning shaded in green.

Surrounding land uses include agricultural uses to the north and west. The lands directly south are a commercial-industrial use with a trucking company and lands to the east are primarily low density residential forming the settlement area of St. Columban.

Figure 3 depicts the proposed zone changes from AG3-14 to AG1 and AG3-14 to C3-5. The application would also amend the text of the existing C3-5 zone. The special provisions would limit the permitted use to commercial storage warehouses (self-storage units). It would also require an increased side yard setback of 12m, change the

required parking spaces to one (1) space per 225 m² of floor area and remove the requirement for a loading space.

Huron East Official Plan

The proposed self-storage facility is intended to occupy the south 3 acre (1.25 hectare) portion of the property which is within a tertiary settlement area (St. Columban) and designated 'urban'. The Huron East Official Plan (HEOP) permits small scale development limited to infilling and rounding out within the unserved tertiary settlements areas. Commercial land uses are permitted within a tertiary settlement area subject to rezoning provided the proposed use meet the following criteria; be compatible with the surrounding land uses, have adequate servicing available, have adequate vehicular access and parking, maintain adequate buffering and tree planting and meet the requirements of the Ministry of Environment (MOE) compatibility guidelines between industrial facilities and sensitive land uses (6.6.3.7).

This application was reviewed against these policies and meets all applicable criteria including that a site plan agreement will be completed and registered on title following the approval of this application (6.6.4). The proposal is compatible with the surrounding land uses with minimal noise levels and emissions and not resulting in negative impacts to neighbouring residential, agricultural or commercial land uses. The proposal addresses site servicing requirements and traffic/ parking implications. Further, the conceptual site plan (figure 4) details the proposed enhanced interior yard setback to abutting residential uses to the east as well as a planting strip required to maintain compatibility to the residential uses. The proposed use is not considered to be an emission producing industrial use and therefore does not require further analysis under the MOE compatibility guidelines. The proposal conforms with the HEOP requirements for a commercial use in a tertiary settlement area such as St. Columban.

The application was accompanied by a Planning Justification Report (PJR) prepared by Baker Planning Group (dated August 2025) that evaluates the proposal's applicability to various planning policies as well as details the market need and justification for the proposed use. The PJR concludes that the proposed self-storage facility meets a market demand for secure, accessible storage solutions. The PJR also includes a review of potential agricultural impact and concludes the proposal does not create any negative implications to surrounding agriculture uses and does not pose any new MDS limitations.

The proposal was supported by a traffic impact study (dated August 6, 2025), prepared by Traff Mobility, which considered the expected traffic implications of the proposed use. The study concludes that traffic is expected to operate at acceptable levels and the single access to the site off Beechwood Line meets minimum site distance requirements. A full-move access off is proposed approximately 45m north of the intersection of Highway 8 and Beechwood Line. Since the property is within MTO's permit control area, any new entrance is required to meet MTO's minimum setback requirement of 45m. As such, the proposed entrance is located just north of the settlement area boundary, within the Agriculture designation. The Huron East Official Plan provides direction for minor adjustments and interpretation of land use designations (11.2.1) where the general intent of the plan is maintained. Since the site is not developable unless an MTO entrance is granted and the entrance uses minimal agricultural area (~0.1 acres), this is considered to maintain the general intent of the Official Plan and therefore complies with the HEOP.

The application also proposes to reduce the required parking spaces from 1 space per 90m² of floor area (warehouse use) to 1 space per 225m² of floor area, resulting in a deficiency of 12 spaces from the standard requirement. As well, it proposed to remove the requirement of a loading space for the proposed commercial use. The traffic impact study included a parking justification analysis and concluded that the given the low and intermittent traffic volumes associated with the proposed use, both requested reductions are deemed acceptable.

A functional servicing report (dated July 15, 2025) was completed in support of the proposal, prepared by MR Engineering and Design. The report details the proposed servicing and stormwater considerations for the site. A stormwater detention area is proposed to the north of the buildings, and the site will be serviced with a private well and septic system to service the proposed lavatory and water closet.

Huron County Official Plan

The Huron County Official Plan provides similar direction as the Huron East Official Plan for development within a tertiary settlement area. Development is limited to small scale infilling and rounding out. Development is required to be in keeping with the rural setting and character of the community (Section 7.3). Section 7.3.6 provides further direction for industrial and commercial uses within settlement areas. The proposal is considered to be an appropriate use for proposed location and meets the policies of the Huron County Official Plan.

Provincial Planning Statement (2024)

The PPS, 2024 provides policy for directing growth and development within settlement areas provided appropriate servicing is available. The PPS also requires that regard be had for the compatibility of new development with surrounding uses, maximizing efficient use of land and infrastructure and avoiding negative impacts to the prime agricultural area. The proposal is considered compatible with surrounding land uses and does not hinder or negatively impact surrounding agricultural operations. The proposed uses does not have large servicing requirements and does not require the extension of any Municipal infrastructure. As such, the proposal is consistent with the PPS.

COMMENTS RECEIVED

No comments were submitted from neighbours or members of the public at the time of report submission. No concerns were received from Huron East staff. Huron East staff did note that any entrance onto Beechwood Line should have a paved apron as a commercial property, subject to an MTO entrance permit.

Huron County Federation of Agriculture (HCFA) provided concerns with the proposal noting that the proposed use does not provide housing or employment opportunities and has the effect of removing land from agricultural production and/or agribusiness potential. HCFA's letter is attached to this report.

The applicant engaged in pre-consultation discussions with MTO prior to application submission. At this time, MTO indicated any new entrance would be required to be offset a minimum of 45m (as indicated on figure 4) from the intersection of Highway 8 and Beechwood Line. As such, the entrance is proposed just north of the settlement area boundary to meet MTO's access requirement. During pre-consultation discussions with the

applicant, MTO indicated no concerns with the location of the proposed entrance. MTO has been circulated on this application, however no formal comments have been received to date.

CONCLUSION

The proposed Zoning Amendment is consistent with the applicable policies, is consistent with the Provincial Planning Policy (2024) and conforms to the Huron County and Huron East Official Plans. It is recommended that Zoning By-Law Amendment Z02-2025 be approved and the Zoning Amendment By-Law be passed.

Sincerely,

"Original signed by"

Shae Stoll, Planner

November 4th, 2025

Zone Change Application
80396 Beechwood Line, St. Columban

ASHV Farms Ltd.

BAKER
Planning Group

1

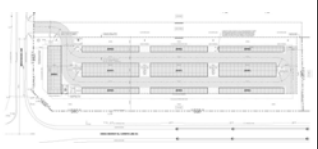
Site Context



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Planning Group

2

Proposed Development



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3

Servicing & Traffic

- Stormwater management will include a combination of surface runoff and surface storage, directed to an on-site stormwater detention area with oil-grit separator
- On-site well and sewage system to service the development
- New full-move access to Beechwood Line
- TIS concluded that no operational or queuing issues are expected, and no transportation improvements are required
- Proposed site access meets the minimum sight distance requirements

BAKER
Planning Group

4

Zone Change

Rezone the southern 1.25 ha to a site-specific "Highway Commercial – Special Zone" that would include the following provisions:

- To limit the proposed use to "Commercial Storage Warehouse (Rental Units)"
- To require an increased interior side yard setback of 12.0 metres
- To require a minimum of one (1) off-street parking space per 225 square metres of floor area for a "Commercial Storage Warehouse (Rental Units)" use
- To remove the requirement for a loading space for a "Commercial Storage Warehouse (Rental Units)"

It is also proposed that the 0.33 hectares of land that is zoned as "General Agriculture – Special Zone (AG3-14)" through the 2024 rezoning application be reverted back to "General Agriculture (AG1)".

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Planning Group

5

Land Use Compatibility

- Low intensity commercial use provides a transition in land use from surrounding industrial uses to the existing residential uses
- Increased side yard setbacks to adjacent residential uses
- Maintenance of the existing vegetation on the eastern property line
- Proposed vehicular access to Beechwood Line, providing significant separation to the existing driveways on Huron Road



BAKER
Planning Group

6

Planning Opinion

- A compatible transition from the existing low-density residential neighbourhoods to the east and established light industrial uses to the south
- Fulfills both the market demand for a secure, accessible storage facility and the strategic land use objectives of the municipality
- The appropriate technical studies have been conducted and are supportive of the Proposed Development
- Consistent with the PPS, providing for a commercial use that has suitable access and available servicing
- Conforms to the County OP and OR, including the range of permitted uses within defined settlement areas
- The Proposed Development complies with the established zoning regulations and permitted uses, with additional site-specific provisions to provide for land use compatibility for the residential uses to the east

BAKER
Planning Group

7



President: *Rob VandenHengel*

Office Administrator: *Lori Gordon*

42 First Ave, Clinton, ON N0M 1L0 519-482-9642/1-800-511-1135 ph
519-482-1416 fax office@hcfa.on.ca www.hcfa.on.ca

October 28, 2025

Huron County is the most agricultural productive county in Ontario, and we strive to ensure sustainable, vibrant, and profitable farms thrive in our area. The HCFA proudly represents our membership of over 2000 farm families.

The HCFA would like to emphasize the importance of following planning practices that protect our prime farmland and the businesses therein. Residential and commercial lots in prime agricultural areas increase the incidence of land use conflicts and may impede future opportunities for surrounding agricultural operations. Examples of conflicts between contrasting land uses may include situations where there are misunderstandings regarding normal farming practices, or complaints about noise, odours, and dust and the use of equipment on roads.

The proposed Zoning By-law Amendment affects the lands legally known Part Lot 10, Concession 1, Geographic Township of McKillop in the Municipality of Huron East. The By-Law proposes to amend the zoning on the property from AG3-14 (Agricultural Commercial/Industrial Zone- Special Zone) to AG1 (General Agriculture Zone) and C3-5 (Highway Commercial-Special Zone). It also would amend the text of the existing C3-5 (Highway Commercial-Special Zone) to permit a self-storage facility as a permitted use. The proposed amendment to the Huron East Zoning By-Law is required to permit the proposed self-storage use on the south 1.25 hectare (3 acre) portion of the property.

This zoning amendment would not provide housing or employment opportunities to Huron County but will simply remove agricultural land from productive agriculture and/or agribusiness potential. Storage units provide minimal community value and agriculture greatly contributes to the community through a vibrant food system and employment. The HCFA feels that the current Zoning prioritizes prime agricultural land for future sustainability. The proposed use of the land for self storage will not benefit the community at large.

Thank you for the opportunity to comment on this proposed zoning Amendment.

Rob VandenHengel, President Huron County Federation of Agriculture

Huron East Administration

To: Mayor MacLellan and Members of Council
From: Jessica Rudy, CAO
Date: November 4, 2025
Subject: Site Plan Control By-law

Recommendation:

That the Council of the Municipality of Huron East consider the Site Plan Control By-law for approval.

Background:

The Municipality has set their Site Plan Control Area and adopted the rules for the processing of site plan control development applications through By-law 27-2014. Due to changes in the Planning Act, significant changes are required.

In 2022, the Planning Act, under Section 41, required that Council appoint an officer, employee or agent of the municipality as an authorized persons for Section 41(4) of the Act, in which Council appointed the CAO.

Comments:

The proposed Site Plan Control By-law introduces several key updates to reflect recent legislative changes and streamline administrative processes:

- **Delegated Authority Shift:** Under the previous By-law 27-2014, the Chief Administrative Officer/Clerk held delegated authority for minor amendments and exemptions. In June 2022, By-law 045-2022 site plan control agreements were delegated to the CAO. The updated by-law formally delegates full approval authority for site plan control applications, agreements, and related conditions to the Clerk, aligning with Section 41(4.0.1) of the Planning Act. This change reflects current practice and ensures consistency with updated legislation.
- **Expanded Definitions and Scope:** The new by-law includes updated definitions (e.g., "Wellhead Protection Area") and expands the designated Site Plan Control Area to include cannabis production facilities and commercial-scale wind facilities.
- **Updated Exemptions:** While both by-laws exempt certain residential, agricultural, and municipal developments, the new by-law introduces more clarification on nuanced exemptions, including conditions based on proximity to

sensitive environmental features (e.g., wetlands, watercourses, railways) and vulnerability scores in Wellhead Protection Areas. The by-law also reflects changes made by Bill 23 (2022) which exempts most residential developments with ten or fewer units (previously only residential development with four units or less was exempt).

- **Pre-Consultation Process:** The updated by-law makes pre-consultation optional, in line with Bill 185 (2024), whereas the previous by-law required applicants to consult with the Municipality before submitting plans.
- **Administrative Enhancements:** The new by-law clarifies the Clerk's authority to further delegate responsibilities, confirms consultation requirements with planning staff, and outlines updated application requirements, fee structures, and enforcement mechanisms.

These changes aim to modernize the site plan control process, improve clarity, and ensure alignment with current provincial legislation.

Communication:

The updated Site Plan Control By-law will be communicated through the Municipality's social media channels and the Cloudpermit platform.

Others Consulted:

Huron County Planning

Clerk

Financial Implications:

n/a

Signatures:



Jessica Rudy, AMP, CAO



seaforth*spirit*

Jessica Rudy,

CAO, Municipality of Huron East

Re: Ratification of Seaforth BIA Directors

2026 Seaforth BIA Directors, as determined at the October 22nd,
2025 BIA Annual General Meeting:

- Shelly Stanley, The Looking Glass (Chair), 2025-2026
- Shannon Craig, McKillop Mutual Insurance Company, 2026-2027
- Randy Nixon, Orr Insurance Brokers Inc., 2026-2027
- Kelly Miller, Degree Fitness Seaforth, 2026-2027
- Maureen Agar, Member at Large,(Secretary) 2025-2026
- Justin Phelan, Seaforth Foodland, 2025-2026
- Bevin Witmer, Robinson Chevrolet Inc., 2025-2026
- Anette Scarrow, Beyond the Vines, 2026-2027
- Alexe Dumais, LoganKatz 2026-2027

Should you have any comments or concerns please contact the undersigned.

Maureen Agar
Secretary, Seaforth BIA
seaforthbia@gmail.com
519-955-0286

Meaghan McCallum

From: Kathy Burkholder
Sent: Thursday, October 30, 2025 3:06 PM
To: Meaghan McCallum
Subject: Re: Remembrance Day Parade

CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST.
Good Afternoon Meaghan

The Royal Canadian Legion, Branch 218 Brussels, Ontario is requesting that a portion of Turnberry Street in Brussels be closed to traffic on November 11/2025.

We will be conducting our annual Remembrance Day cenotaph service starting 10:30am. Following the service, we will parade north on Turnberry, turn left on King street, turn left on Elizabeth Street, another left on Flora street back to the branch. Duration of the closure would be approximately 1 1/2 hours.

Thank you for your assistance.

Kathy Burkholder
RCL Br 218
Poppy Chair

The Corporation
of the
Municipality of Huron East
By-law No. 080 for 2025

BEING a By-law to Amend the Zoning on Part Lot 10, Concession 1, Geographic Township of McKillop in the Municipality of Huron East known as 80196 Beechwood Line, St. Columban

WHEREAS the Council of the Corporation of the Municipality of Huron East considers it advisable to amend Zoning By-law 52-2006 of the Municipality of Huron East.

NOW, THEREFORE, the Council of the Corporation of the Municipality of Huron East ENACTS as follows:

1. This by-law shall apply to Part Lot 10, Concession 1, Geographic Township of McKillop in the Municipality of Huron East known as 80196 Beechwood Line and is comprised of the attached Schedules.
2. By-law 52-2006 is hereby amended by changing the zone symbol on the attached Schedule B from AG3-14 (Agricultural Commercial/Industrial Zone- Special Zone) to AG1 (General Agriculture Zone) and C3-5 (Highway Commercial-Special Zone).
3. Section 6.1 Special Zones is hereby amended by the deletion and addition of the C3-5 Zone provisions with the following:

~~C3-5 Zone~~

- ~~• To limit the permitted uses to:
 - ~~o Agricultural service establishment~~
 - ~~o Agricultural supply establishment~~
 - ~~o Building supply and sales establishment~~
 - ~~o Farm equipment sales, service and supply establishment~~~~
- ~~• To require a minimum eastern property line setback of 10.0 metres to an area of open storage or building wall~~
- ~~• To require a planting strip with a minimum width of 1.5 metres, where the property is adjacent to a residential zone or open space zone~~

C3-5 Zone

- To limit the proposed use to “Commercial Storage Warehouse (Rental Units)”
 - To require an increased interior side yard setback of 12.0 metres
 - To require a minimum of one (1) off-street parking space per 225 square metres of floor area for a “Commercial Storage Warehouse (Rental Units)” use
 - To remove the requirement for a loading space for a “Commercial Storage Warehouse (Rental Units)”
4. All other provisions of By-Law 52-2006 shall continue to apply.
 5. This by-law affects Zone Map 15A of By-law 52-2006, attached as Schedule B.
 6. This by-law shall come into force upon final passing, pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

Read a first and second time this 4th day of November, 2025.

Read a third time and finally passed this 4th day of November, 2025.

Bernie MacLellan, Mayor

Meaghan McCallum, Clerk

The Corporation
of the
Municipality of Huron East
Schedule “A” of By-law No. 080 for 2025

By-law 080-2025 has the following purpose and effect:

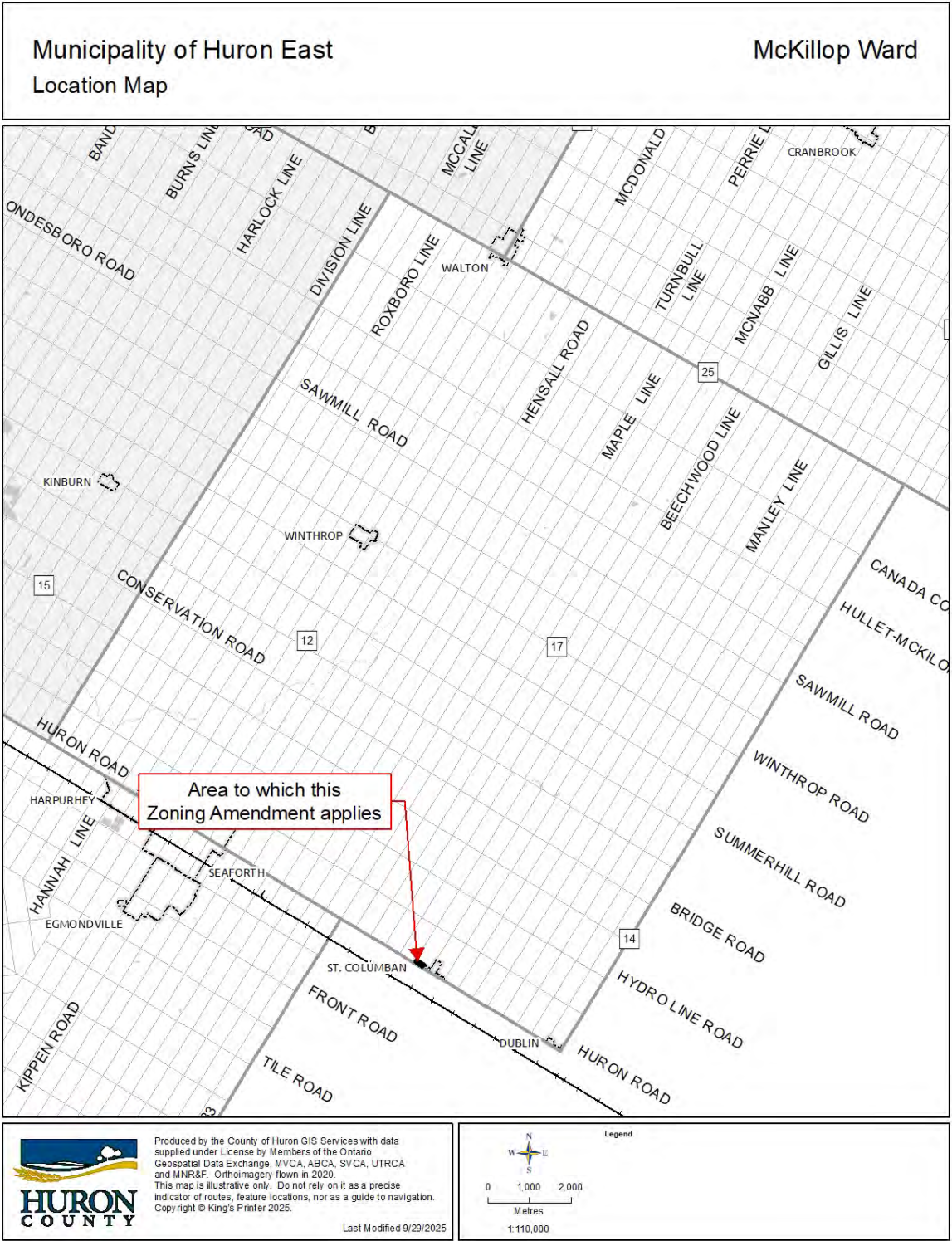
The proposed Zoning By-law Amendment (file no. Z02-2025) affects the lands legally known as Part Lot 10, Concession 1, Geographic Township of McKillop in the Municipality of Huron East (80196 Beechwood Line). The By-Law proposes to amend the zoning on the property from AG3-14 (Agricultural Commercial/Industrial Zone- Special Zone) to AG1 (General Agriculture Zone) and C3-5 (Highway Commercial-Special Zone). It also would amend the text of the existing C3-5 (Highway Commercial-Special Zone) to permit a self-storage facility as a permitted use.

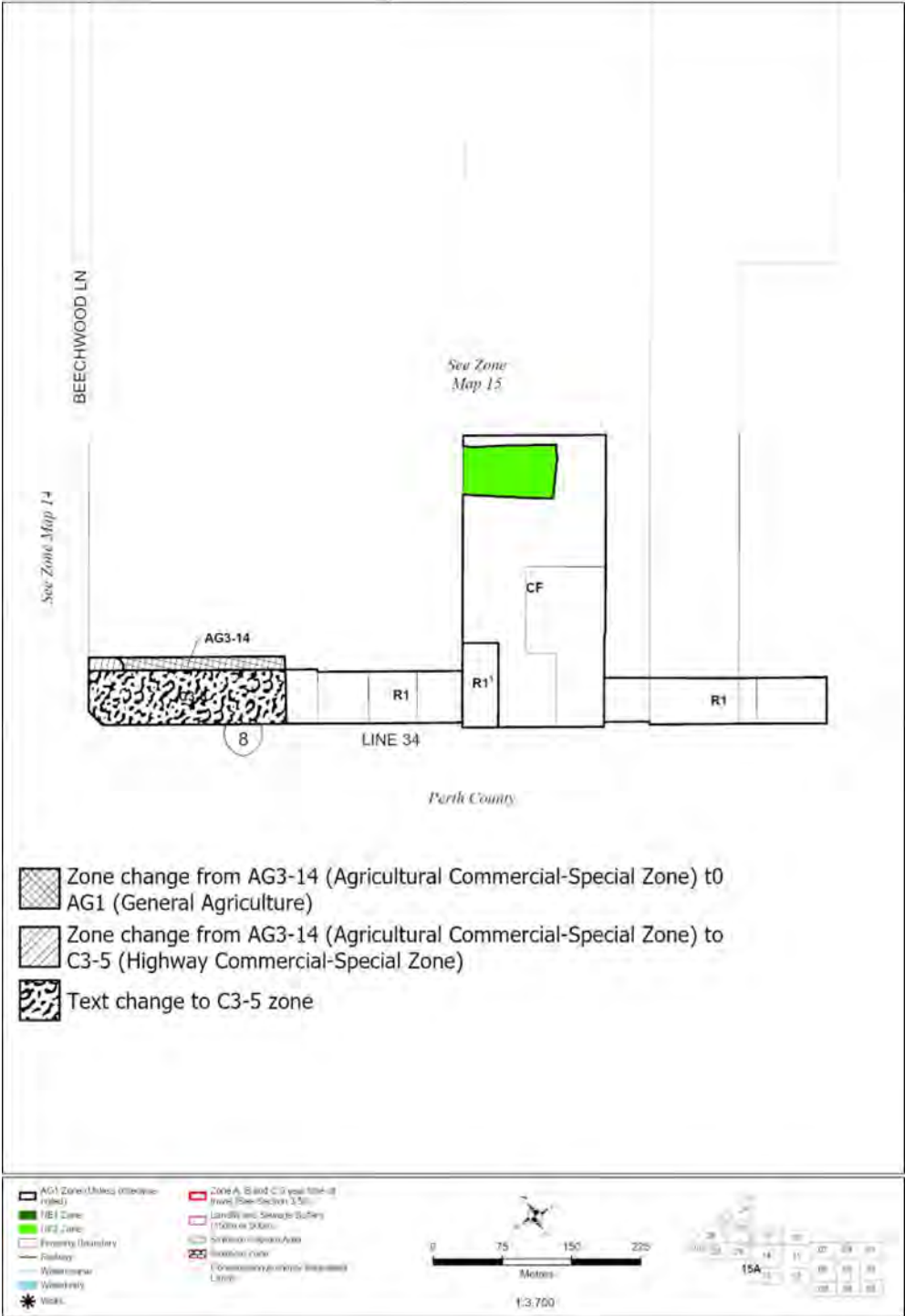
The proposed amendment to the Huron East Zoning By-Law is required to permit the proposed self-storage use on the south 1.25 hectare (3 acre) portion of the property.

The subject lands are designated Agriculture and Urban on Schedule B of the Huron East Official Plan.

Maps showing the location of the lands to which this Zoning By-law amendment apply are shown on Schedule B attached.

The Corporation
of the
Municipality of Huron East
Schedule “B” of By-law No. 080 for 2025





The Corporation
of the
Municipality of Huron East

By-law No. 081-2025

Being a By-law to Designate a Site Plan Control Area and to Adopt Rules for the Processing of Site Plan Control Development Applications and to Repeal By-laws 027-2014 and 045-2022 for the Corporation of the Municipality of Huron East

Whereas subsection 41(2) of the Planning Act, R.S.O. 1990, c.P.13, as amended (the “Planning Act”) provides that where in an official plan an area is shown or described as a proposed site plan control area, council of the local municipality may, by by-law, designate the whole or any part of such area as a site plan control area;

And Whereas the Official Plan of the Municipality of Huron East identifies those areas and land uses which may be subject to site plan control within the Municipality;

And Whereas the Council of the Corporation of the Municipality of Huron East deems it desirable to designate all of the lands within the limits of the Municipality of Huron East as a site plan control area;

And Whereas subsection 41(4.0.1.) of the Planning Act provides that a Council that passes a by-law under subsection 41(2) shall appoint an officer, employee, or agent of the municipality as an authorized person for the purposes of subsection 41(4);

And Whereas subsection 41(4) states that no person shall undertake any development in an area designated under subsection 41(2) unless the authorized person referred to in subsection 41(4.0.1.), has approved the required plans and drawings;

And Whereas the Municipality requires the approval of certain plans and drawings as a condition of development in the Municipality, and requires that an owner enter into a site plan agreement with the Municipality, in accordance with Section 41 of the *Planning Act*;

And Whereas Bill 185, Cutting Red Tape to Build More Homes Act, 2024, which received Royal Assent on June 6, 2024 repeals Subsection 41(3.1) and (3.2) of the Planning Act, R.S.O. 1990, c.P.13, as amended, and substitutes Section 41 (3.1) to permit but not require applicants to consult with the municipality before submitting plans and drawings for approval under subsection (4);

Now Therefore the Council of the Corporation of the Municipality of Huron East enacts as follows:

1. Short Title

1.1. This by-law may be cited as the “Site Plan Control By-law”.

2. Definitions

For the purpose of this by-law, definitions in the Municipality of Huron East’s Zoning By-law, as amended from time to time, shall apply, except where listed below:

- 2.1. “Act” means the Planning Act, R.S.O. 1990, c. P. 13.
- 2.2. “Clerk” means the Clerk of the Municipality of Huron East or designate.
- 2.3. “Development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or

usability thereof, or the laying out and establishment of a commercial parking lot or of sites for the location of three or more trailers as defined in subsection 164(4) of the *Municipal Act*, or of sites for the location of three or more mobile homes as defined in subsection 46 (1) of the Planning Act or of sites for the construction, erection or location of three or more land lease community homes as defined in subsection 46 (1) of the Planning Act.

- 2.4. “Municipality” means the Corporation of the Municipality of Huron East.
- 2.5. “Wellhead Protection Area” means an area that is related to a wellhead and within it is desirable to regulate or monitor drinking water threats as defined in the Clean Water Act (S.O. 2006). O.Reg 385/08, s.2.

3. Site Plan Control Area

- 3.1. All lands within the boundaries of the Corporation of the Municipality of Huron East are hereby designated as a site plan control area pursuant to subsection 41(2) of the Planning Act, R.S.O. 1990, c.P.13, as amended.
- 3.2. All lands on which commercial scale wind facilities are proposed in the Municipality of Huron East are hereby designated as a site plan control area.
- 3.3. All lands on which a cannabis production facility is proposed in the Municipality of Huron East are hereby designated as a site plan control area.

4. Authorized Person/Delegated Authority for Approvals

Pursuant to Section 41(4.0.1) of the Planning Act, it is required that Council shall appoint an officer, employee, or agent of the Municipality as an authorized person for the purposes of Section 41(4) for the Act.

- 4.1. The Clerk is hereby delegated the authority to approve site plan control plans and drawings required by the Municipality; and through conditions to the approval of the plans and drawings establish requirements under Section 41 of the Planning Act.
- 4.2. The Clerk is hereby delegated the authority to require, approve, execute, cause to be registered, and amend Site Plan Agreements under Section 41 of the *Planning Act*.
- 4.3. The Clerk shall consult with the Planner, appropriate members of Municipal Staff and agencies in exercising their delegated authorities.
- 4.4. The Clerk may further delegate their authority under this By-law to any other officer or employees of the Municipality.
- 4.5. Pursuant to section 41(13) of the *Municipal Act*, the Clerk is delegated the administrative responsibility for confirming that the Site Plan conditions have been met. Following confirmation that any required conditions are met, the by-law is in full force and effect.

5. Approval of Plans and Drawings

No person shall undertake any development in an area designated under Section 3 herein unless the authorized person designated in Section 4 herein, or, where an appeal has been made under subsection 41(12) of the Act, the Tribunal has approved one or both, as the authorized person may determine, of the following:

- 5.1. Plans showing the location of all buildings and structures to be erected and showing the location of all facilities and works to be provided in conjunction therewith and of all facilities and works required under Section 6.1(a) herein, including facilities designed to have regard for accessibility for persons with disabilities.
- 5.2. Drawings showing plan, elevation and cross-section views for industrial and commercial buildings to be erected and for each residential building containing more than ten (10) dwelling units to be erected which are sufficient to display:
 - (a) the massing and conceptual design of the proposed building;
 - (b) the relationship of the proposed building to adjacent buildings, streets, and exterior areas to which members of the public have access; and
 - (c) the provision of interior walkways, stairs, elevators and escalators to which members of the public have access from streets, open spaces and interior walkways in adjacent buildings;
 - (d) matters relating to building construction required under a by-law referred to in section 97.1 of the Municipal Act, 2001;
 - (e) the sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities, if an official plan and a by-law passed both contain provisions relating to such matters are in effect in the municipality; and
 - (f) facilities designed to have regard for accessibility for persons with disabilities.

but which exclude the layout of interior areas, other than the interior walkways, stairs and escalators referred to in 2 (b) (iii), the colour, texture and type of materials, window detail, construction details, architectural detail and interior design.

6. Conditions to Approval of Plans and Drawings

- 6.1. As a condition to the approval of the plans and drawings referred to in Section 5 herein, the Municipality may require the Owner of the land to:
 - (a) provide to the satisfaction of and at no expense to the Municipality any or all of the following:
 - i. Widening of highways that abut on the land;
 - ii. Subject to the Public Transportation and Highway Improvement Act and/or the Municipality of Huron East Development Standards Policy, facilities to provide access to and from the land such as access ramps and curbing and traffic direction signs;
 - iii. Off-street vehicular loading and parking facilities, either covered or uncovered, access driveways, including driveways for emergency vehicles, and the surfacing of such areas and driveways;
 - iv. Walkways, including the surfacing thereof, and all other means of pedestrian access;
 - v. Facilities designed to have regard for accessibility for persons with disabilities

- vi. Facilities for the lighting, including floodlighting, of the land or of any buildings or structures thereon;
 - vii. Walls, fences, hedges, trees, shrub or other groundcover or facilities for the landscaping of the lands or the protection of adjoining lands;
 - viii. Vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste material;
 - ix. Easements conveyed to the Municipality for the construction, maintenance or improvement of watercourses, ditches, land drainage works and sanitary sewerage facilities and other public utilities of the local board thereof on the land;
 - x. Grading or alteration in elevation or contour of the land and provision for the disposal of storm, surface and waste water from the land and from any buildings or structures thereon;
- (b) maintain to the satisfaction of the Municipality and at the sole risk of the Owner any or all of the facilities or works mentioned in paragraphs ii, iii, iv, v, vi, vii, viii and ix of Section 6.1(a) herein, including the removal of snow from access ramps and driveways, parking and loading areas and walkways; and
- (c) enter into one or more agreements with the Municipality dealing with any or all of the facilities, works or matters mentioned in Clause 6.1(a) or with the provision and approval of the plans and drawings referred to in Section 5 herein.

7. Exemptions to Approval of Plans and Drawings

- 7.1. The following defined class or classes of development may be undertaken without the approval of plans and drawings otherwise required under Section 5 herein:
- (a) All residential buildings and structures containing no more than ten separate dwelling units (i.e. single-detached dwellings; semi-detached dwellings; duplex dwellings; converted dwellings; multiple-attached dwellings).
 - (b) All buildings and structures accessory to residential buildings and structures as noted in clause 7.1(a) above;
 - (c) All agricultural buildings and structures used for agricultural purposes (i.e. barns; silos; drivesheds; and manure storage facilities) in an AG1 and AG2 Zone including commercial-scale greenhouse operations on a site less than 4 hectares. Buildings, structures and associated uses used for on-farm diversified uses and cannabis production facilities are not exempt from Site Plan Control;
 - (d) All licensed mineral aggregate resource operations;
 - (e) All temporary buildings and structures, including temporary buildings and structures, incidental to and necessary for construction work being carried on. This exemption is only for said buildings and structures which are necessary for the construction work in progress which has neither been finished nor abandoned;
 - (f) Any addition to an existing building provided such addition does not increase gross floor area of the building to which the addition is proposed by more than

25%, and which in the opinion of the Municipality's Chief Building Official does not materially affect an existing Site Plan registered against that property;

- (g) Any buildings and land owned by the Municipality of Huron East;
- (h) The replacement of travel trailers, mobile homes, park model trailer and the construction of additions on the same; and
- (i) Parking lots smaller than 5 parking spaces.

7.2 Notwithstanding the exemptions listed in Section 7.1. above:

- (a) New, expanding or altered septic systems located in areas where it would be a significant drinking water threat, is subject to the approval of plans and drawings specific to the servicing details of the proposal as required under Section 5 of this By-law. This includes but is not limited to Wellhead Protection Area with a vulnerability score of 10. The local Source Protection Plan shall be referenced for the location of the wellhead protection area.
- (b) All development proposed within Wellhead Protection Areas A through C is subject to the approval of plans and drawings as required under Section 5 of this by-law.

7.3 Notwithstanding the exemption specifically listed in Section 7.1.(a) above:

- (a) If any portion of the parcel of land is located within 120 metres of a wetland, lake, river, stream or creek, or 300m of a railway line, it may be subject to approval of plans and drawings as required under Section 5 of this By-law at the discretion of the authorized person specified under Section 4 of this by-law

8. Pre-Application Consultation Requirements

- 8.1. Under the authority provided in subsection 41(3.1) of the Planning Act, the Municipality shall permit applicants to engage in a pre-consultation process with Municipal staff and staff from any other external agency as deemed appropriate by the Clerk.

9. Site Plan Application Requirements

- 9.1. The following shall be submitted in support of a site plan application:
 - (a) a completed site plan application form;
 - (b) any information or materials prescribed by statute;
 - (c) a pre-consultation letter outlining the details of the pre-consultation meeting(s) for any pre-consultation meeting held;
 - (d) any supporting information and materials to be provided within the initial submission, as determined through the pre-consultation meeting(s); and
 - (e) the prescribed, current application fee(s), as amended from time to time.

10. Amendments to Existing Site Plan Control Agreements

- 10.1. Amendments made to an existing site plan development agreement, including to any of its associated plans and drawings, after the date of enactment of this By-law, are subject to the provisions of this By-law.

11. Fees

- 11.1. The application fee for a site plan is established by the Municipality pursuant to Section 69(1) of the Planning Act and is outlined in detail in the Municipality of Huron East Fees and Charges By-law, as amended from time to time.
- 11.2. In addition to the application fee, where the Municipality requires assistance from its solicitors or other technical or professional consultants in the processing of an application, the owner shall be responsible for reimbursing all legal and consulting fees incurred by the Municipality. These fees will be re-billed to the owner listed on the application. By signing the application, the owner agrees to pay all fees incurred by the Municipality related to the review of the site plan.

12. Securities

- 12.1. The Municipality of Huron East may require securities to be posted for a development. The value of the securities shall be determined by the Municipality and may include but not be limited to: an estimate of engineering and legal fees, landscaping, fencing, drainage facilities, sanitary sewers, watermains, water services, paving, and curbing. The Municipality may take 100% of the security for any works that will be completed within the Municipal Right-of-Way.
- 12.2. The Municipality will accept security in the form of an irrevocable letter of credit, certified cheque or other form approved by the Municipality. The letter of credit or certified cheque will be released when, in the opinion of the Municipality, works and matters mentioned in Subsection 41(7) of the Act and all the terms and conditions of the site plan agreement have been completed fully.

13. Risk, Expense, and Default

- 13.1. The facilities and matters required pursuant to a site plan agreement shall be provided and maintained to the satisfaction of the Municipality at the sole risk and expense of the owner of the lands in respect of which such site plan agreement was entered into by the Municipality.
- 13.2. In the event an owner of the lands fails to comply with any of the provisions of a site plan agreement that was entered into with the Municipality, then the Municipality, its authorized agents, servants or employees, may enter upon the owner's land or into the owner's structures with reasonable notice to complete to its satisfaction any work required by the said site plan agreement and left unfinished by the owner. The Municipality may recover any costs incurred by the Municipality to provide, maintain or complete site works by deducting from or drawing upon securities that have been provided to the Municipality by the owner. If there are no securities, or if the amount of securities held by the Municipality are not sufficient to cover the costs incurred by the Municipality, then without limiting the Municipality's remedies the costs incurred by the Municipality which cannot be reimbursed or recovered from securities will be added to the tax roll of the subject property and will be collected in the same manner as municipal taxes.
- 13.3. Section 67 (1) of the Planning Act applies to the contravention of Section 41

14. Registration of Agreements

- 14.1. After the required application fee is paid to the Municipality, any agreement entered into under Section 6.1(c) herein may be registered against the land to which it applies and the Municipality is entitled to enforce the provisions thereof

against the Owner and, subject to the provisions of the Registry Act and the Land Titles Act, any and all subsequent Owners of the land.

15. Recourse to Default

15.1. Section 434 of the Municipal Act, 2001 applies to any requirements made under Section 6.1(a) and 6.1(b) herein and to any requirements made under an agreement entered into under Section 6.1(c) herein.

16. Other Applicable Laws

16.1. This By-law does not supersede the laws of Canada, the laws of the Province of Ontario, nor any other laws of the Municipality, and in the event of a conflict between this By-law and the aforesaid laws, said laws shall apply.

17. Administration and Enforcement

17.1. Administration, enforcement, and associated processes, procedures, and penalties shall be established, determined, and carried out in accordance with relevant legislation and law.

18. Severability

18.1. In the event that a particular provision or part of a provision of this By-law is found to be invalid or unenforceable for any reason, then the particular provision or provisions or part of the provision shall be deemed to be severed from the remainder of this By-law and all other provisions shall remain in full force and shall be valid and enforceable to this fullest extent permitted by law.

19. Effective Date and Repeal

19.1. That By-law 27-2014 and By-law 045-2022 of the Corporation of the Municipality of Huron East is hereby repealed.

19.2. This by-law shall come into force and takes effect on the day of the final passing thereof.

Read a first and second time this 4th day of November 2025

Read a third time and passed this 4th day of November, 2025

Bernie MacLellan, Mayor

Meaghan McCallum, Clerk

The Corporation
of the
Municipality of Huron East
By-law No. 082 for 2025

Being a By-law to Appoint a Deputy Treasurer of the Corporation of the Municipality of Huron East and to Repeal 100-2022

Whereas the Municipal Act, S.O. 2201, c. 25, as amended, s. 286 (2) provides that a municipality may appoint a Deputy Treasurer who shall have all the powers and duties of the Treasurer under this or any other Act;

And Whereas under the provision of By-law 100-2022, the Corporation of the Municipality of Huron East appointed Jolande Oudshoorn and Sherrie Oliver as Deputy Treasurers;

And Whereas under By-Law 063-2024, The Corporation of the Municipality of Huron East removed Jolande Oudshoorn as Deputy Treasurer;

Now Therefore the Council of the Corporation of the Municipality of Huron East **Enacts As Follows:**

1. That Michelle Watcher be and are hereby appointed to the office of Deputy Treasurer of the Municipality of Huron East.
2. That the said Michelle Watcher shall hold office during the pleasure of Council and, subject to the by-laws of Council, shall, with respect to the Municipality and the administration of its affairs; exercise all the authority, powers and rights and shall perform all duties and obligations which by statute or by By-law are or may be conferred or imposed upon them, and shall perform any other duties that may be imposed upon them from time to time by Council.
3. That By-law 100-2022 is hereby repealed.
4. That this By-law shall come into force and take effect on the date of final passing thereof.

Read a first and second time this 4th day of November, 2025.

Read a third time and finally passed this 4th day of November, 2025.

Bernie MacLellan, Mayor

Meaghan McCallum, Clerk

The Corporation
of the
Municipality of Huron East
By-law No. 083 for 2025

Being a By-law to Temporarily Close Sections of Specific Roads in the Brussels Ward to Accommodate the Remembrance Day Service

Whereas the Municipal Act, S.O. 2001, c.25, s.42, as amended, authorizes a municipality to delegate to a committee of council or to an employee of the municipality, subject to any conditions which the municipality may impose, the power to close a highway temporarily for any purpose specified in the by-law;

And Whereas the Council of the Corporation of the Municipality of Huron East is desirous of closing specific roads in the Brussels Ward of the Municipality of Huron East to accommodate the service being held on Remembrance Day on November 11th, 2025;

Now Therefore the Council of the Corporation of the Municipality of Huron East enacts as follows:

- 1. Turnberry Street (County Road 12), Brussels Ward, will be closed in accordance with the requirements of the County of Huron dated October 30, 2025 as follows:

Turnberry Road (Rd #12) will be closed from McCutcheon Dr. to Sports Dr. from 10:30 am – 11:30 am. on Tuesday, November 11, 2025 for the Brussels Legion Remembrance Day Ceremony.

Read a first and second time this 4th day of November, 2025.

Read a third time and finally passed this 4th day of November, 2025.

Bernie MacLellan, Mayor

Meaghan McCallum, Clerk

The Corporation
of the
Municipality of Huron East
By-law No. 084 for 2025

Being a By-law to Confirm the Proceedings of the Regular Council Meeting of the Corporation of the Municipality of Huron East

Whereas, the Municipal Act, S. O. 2001, c. 25, as amended, s. 5 (3) provides municipal power, including a municipality’s capacity, rights, powers and privileges under section 8, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

And Whereas, the Municipal Act, S. O. 2001, c.25, as amended, s. 8 provides a municipality the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

And Whereas it is deemed expedient that the proceedings of the Council of the Corporation of the Municipality of Huron East at this meeting be confirmed and adopted by By-law;

Now Therefore the Council of the Corporation of the Municipality of Huron East **Enacts as Follows:**

1. The action of the Council of the Corporation of the Municipality of Huron East, at its Regular meeting held on the 4th day of November, 2025 in respect to each recommendation contained in the Reports of the Committees and each motion and resolution passed and other action taken by the Council of the Corporation of the Municipality of Huron East at these meetings, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this by-law.
2. The Mayor and the proper officials of the Corporation of the Municipality of Huron East are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Municipality of Huron East referred to in the proceeding section hereof.
3. The Mayor and the Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation of the Municipality of Huron East.

Read a first and second time this 4th day of November, 2025.

Read a third time and finally passed this 4th day of November, 2025.

Bernie MacLellan, Mayor

Meaghan McCallum, Clerk